



Lucien Road, London SW19 8EL

welcome to
Lucien Road, London

A welcoming and ideally located 4/5 bedroom family home positioned in the catchment area for the extremely sought-after Wimbledon Park Primary School ('Ofsted Outstanding').

The ground floor comprises of a bright and airy through reception with kitchen to the side. Extended to the rear, the ground floor offers a great deal of flexible living space whilst overlooking the well-presented, larger than average private garden.

Leading upstairs you have three well-proportioned bedrooms, two of which have built-in storage, with a separate, fully fitted family bathroom. Continuing on to the third floor, you have two further bedrooms and shower room - which in turn could be changed to a large master bedroom with en-suite.

Within local reach of Earlsfield high street, public transport and green spaces, viewings on this rare-to-market family home come highly recommended.

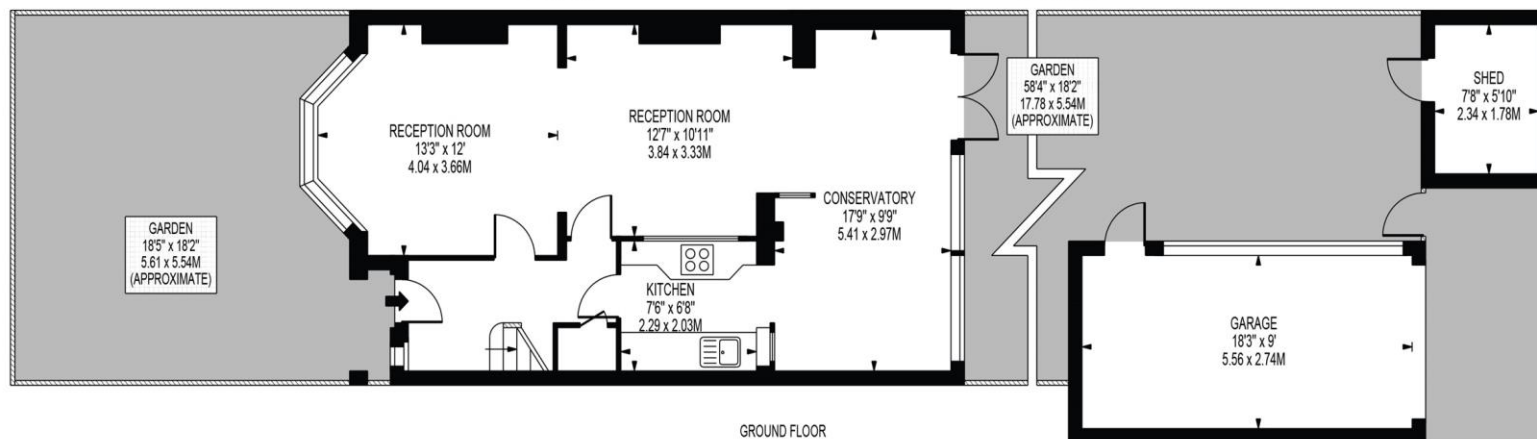
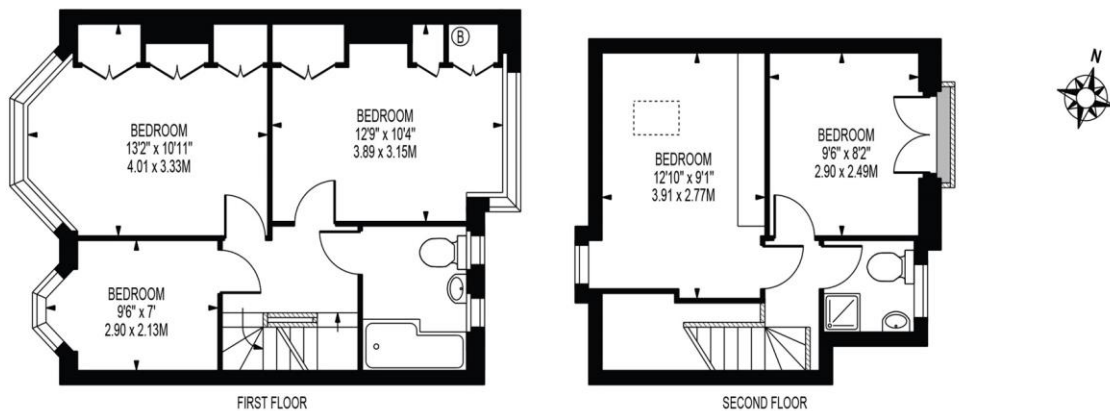


LUCIEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1290 SQ FT - 119.84 SQ M
(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.23 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 45 SQ FT - 4.17 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Lucien Road, London

- Four/Five Bedrooms
- Extended to the Rear
- Garage at Rear of Garden
- Close To Earlsfield Station
- Wimbledon Park Primary Catchment Area

Tenure: Freehold EPC Rating: D

offers in excess of

£1,150,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104607



Property Ref:
EAR104607 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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