



LUCIEN ROAD, SW17

£1,200,000

- South Facing Garden
- Four Bedrooms
- Utility Room
- EPC Rating C
- Planning Permission In Place
- Tooting Bec Common







## ABOUT THE HOME

A generously proportioned four bedroom Victorian terraced house, offering in excess of 1600sqft of space. Located on one of Tooting Becs most sought after enclave roads and within close proximity to Tooting Bec Common, tube station and a sought after primary and secondary schools.

Internally comprising on the ground floor 2 generous reception rooms, utility room with a W/C, kitchen and access to the south facing family garden. The ground floor has further potential to extend which the seller has obtained planning permission for ( Granted from 04/07/2023 ) Moving upstairs you will find three large bedrooms and one single room with a full family bathroom.

Lucien Road is in prime Tooting Bec, with the Common and Lido on your doorstep and an easy stroll to your nearest underground station. A short walk in the opposite direction is the beating heart of Tooting Broadway with its vibrant restaurant scene, independent retailers and café culture.









Total area (approx.): 156.8 sq. m (1,687.8 sq. ft)  
(Including Basement)

### JACKSONS TOOTING

3 Upper Tooting Road, London,  
SW17 7TS  
Sales: 020 8487 3175  
Lettings: 020 8487 3176

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