



LUCIEN ROAD, SW17  
£650,000 LEASEHOLD

## A SIMPLY BEAUTIFUL AND EXCEPTIONALLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE.

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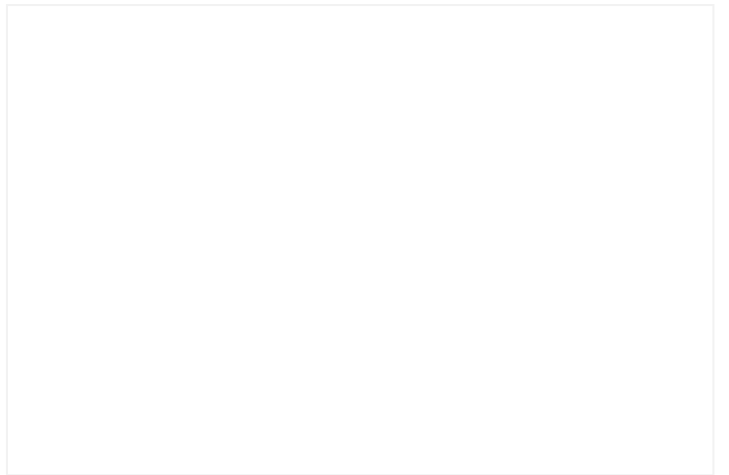


## DESCRIPTION:

An exceptionally well-presented ground floor maisonette featuring two spacious double bedrooms. This property beautifully blends period character with contemporary style, creating a truly special home. The front of the house has been fully renovated, and the garden has recently been professionally landscaped. Inside, there is a stunning reception room with many original features, two generously sized double bedrooms, and a larger-than-average open-plan kitchen/dining area, along with a separate bathroom. The kitchen/dining space opens directly onto a beautifully landscaped private rear garden.

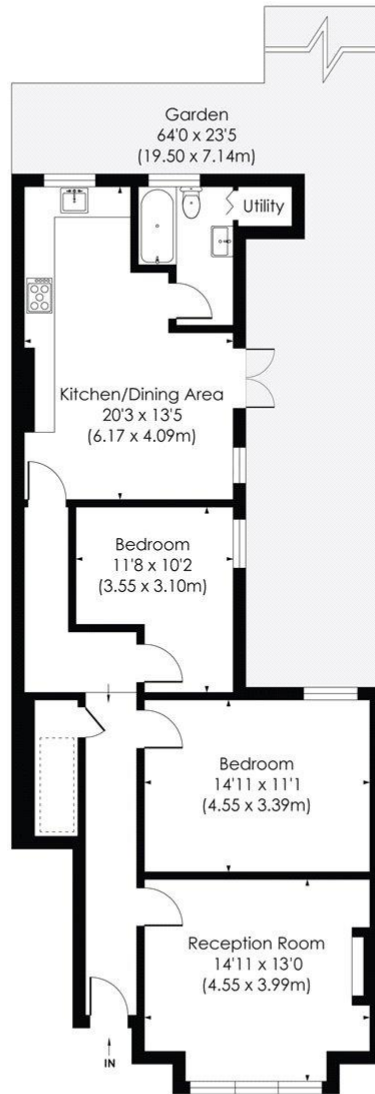
Lucien Road, SW17, is a charming, tree-lined residential street in the heart of Tooting. It offers a peaceful atmosphere while being conveniently close to local amenities and transport links. The nearby Tooting Bec Underground station (0.7 miles) provides quick access to central London via the Northern Line, while Balham's shops, cafes, and restaurants are also within easy reach. The area is known for its green spaces, with Tooting Bec Common and Tooting Lido offering outdoor leisure options just a short walk away, making Lucien Road a highly sought-after location for families and professionals alike.

Disclaimer: Please note, photos were taken before the current tenants moved in.



# LUCIEN ROAD, SW17

Approx. Gross Internal Floor Area  
**915 Sq. ft/84.97 Sq. m**



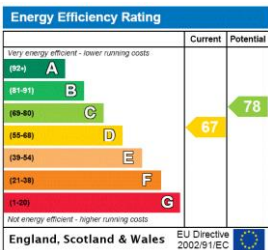
GROUND FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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