



LUCIEN ROAD, SW17
OIEO £700,000 LEASEHOLD

AN IMMACULATE RECENTLY REFURBISHED TWO DOUBLE BEDROOM GARDEN FLAT.

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DESCRIPTION:

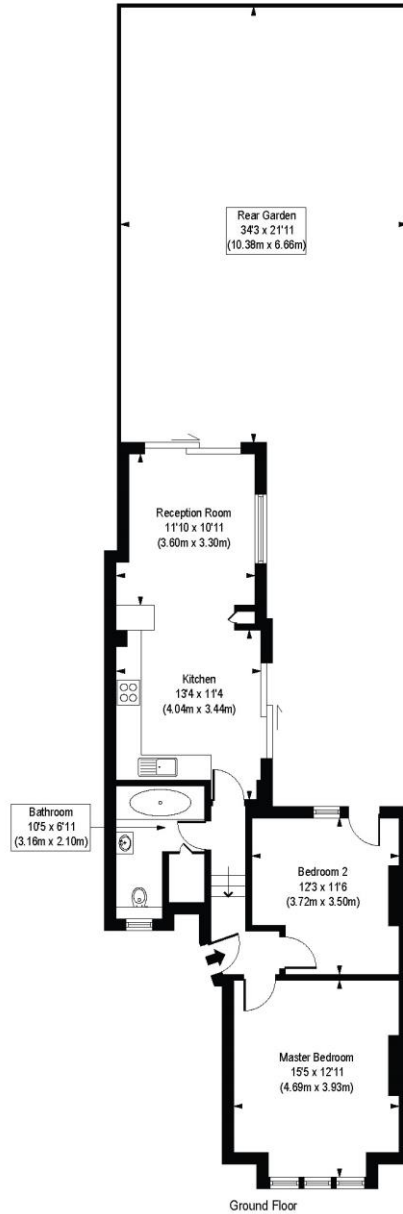
This bright and immaculately presented, recently refurbished flat features two double bedrooms, each with a distinctive marble fireplace. One of the bedrooms provides direct access to the rear garden. The flat also includes a modern bathroom with contemporary fixtures and fittings, as well as an open-plan modern kitchen and reception room that opens to the rear garden through double sliding doors.

Lucien Road is a charming tree-lined street running between Franciscan Road and Church Lane. This highly sought-after property is conveniently located near the amenities and transport links of Tooting Bec and Balham. Additionally, Tooting Bec Common, Tooting Lido, and Tooting Athletics Track are just a short walk away.



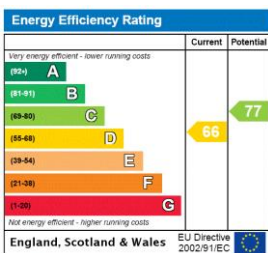
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Approx. Gross Internal Floor Area 733 sq. ft / 68.09 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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