



Lucien Road, Wimbledon Park

£1,225,000

Summary

About the property: A rare opportunity to acquire this stunningly renovated, four bedroom house. The layout and design has been extremely well thought out and has been constructed to the highest quality. The house is excellently located for Wimbledon Park Primary School and for transport links via the underground. The property briefly comprises an entrance hall with guest W.C, a utility room, a separate lounge with double doors leading to the extended kitchen/dining area with bi-folding doors leading to a landscaped garden with external playroom and garage. The first floor accommodation comprises three double bedrooms and a luxurious bathroom with walk-in shower cubicle.

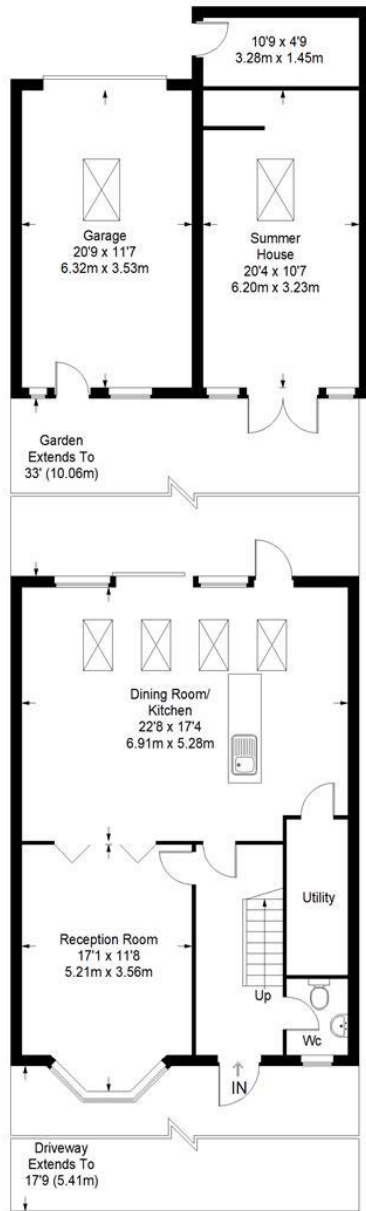
The top floor accommodation offers a master bedroom with spacious en-suite shower room. The property offers over 2100 sq ft of accommodation (including outbuildings).

Location: Lucien Road is in the popular area of Wimbledon Park. The property is located approximately 600m from Wimbledon Park Underground station, and the local shops and amenities on Arthur Road. Wimbledon Village is within 1 mile, whilst the town centre (mainline railway station) around is 1500m away. Locally, are a number of popular schools, notably the Wimbledon Park Primary (outstanding Ofsted). Wimbledon Village offers a pretty collection of boutiques, restaurants and public houses with easy access onto the 1100 acres of Wimbledon Common. You also have the All England Lawn Tennis Club close by. You also have Earsfield mainline station close by. Central London can be reached within approximately 17 minutes from Wimbledon train station and via the District Line underground.

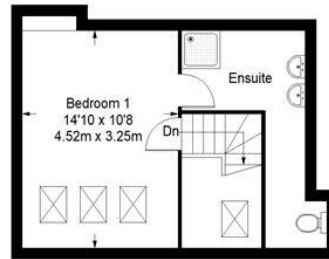
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.



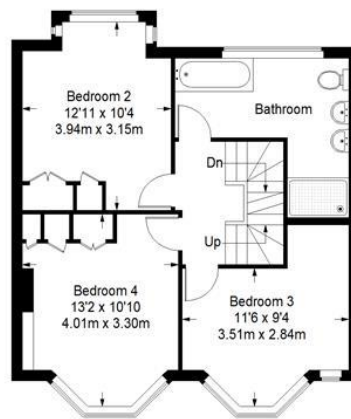
Lucien Road



Ground Floor = 742 sq ft



Top Floor = 301 sq ft



First Floor = 525 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 742 sq ft / 68.93 sq m
 FIRST FLOOR = 525 sq ft / 48.77 sq m
 TOP FLOOR = 301 sq ft / 27.96 sq m
 SUMMER HOUSE = 535 sq ft / 49.70 sq m
 Total = 2103 sq ft / 195.37 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

