PETRAS PROPERTY

1 Lucien Road, London, SW19 8EL

£1,200,000

PLANNING PERMISSION GRANTED. This brilliant four bedroom end of terrace family house comes to the market with existing planning permission in place to build a separate dwelling adjacent to the existing property.

The ground floor consists of an attractive front reception room leading to the good sized kitchen offering a combination of good entertaining and family living space. Also on the ground floor is a separate utility room and downstairs W.C. The large garden is accessed by fully folding doors from the kitchen. The garden benefits from a home office/gym providing an ideal extra space for either a study, gym or additional storage. The house provides four bedrooms and two bathrooms arranged over the top two floors. Additionally, there is off street parking and a garage.

Whilst this house is already a fantastic space, there is still huge scope to build a separate dwelling - planning details can be provided by the agent which outline what a separate dwelling would look like. This space could be used to provide additional rental income.

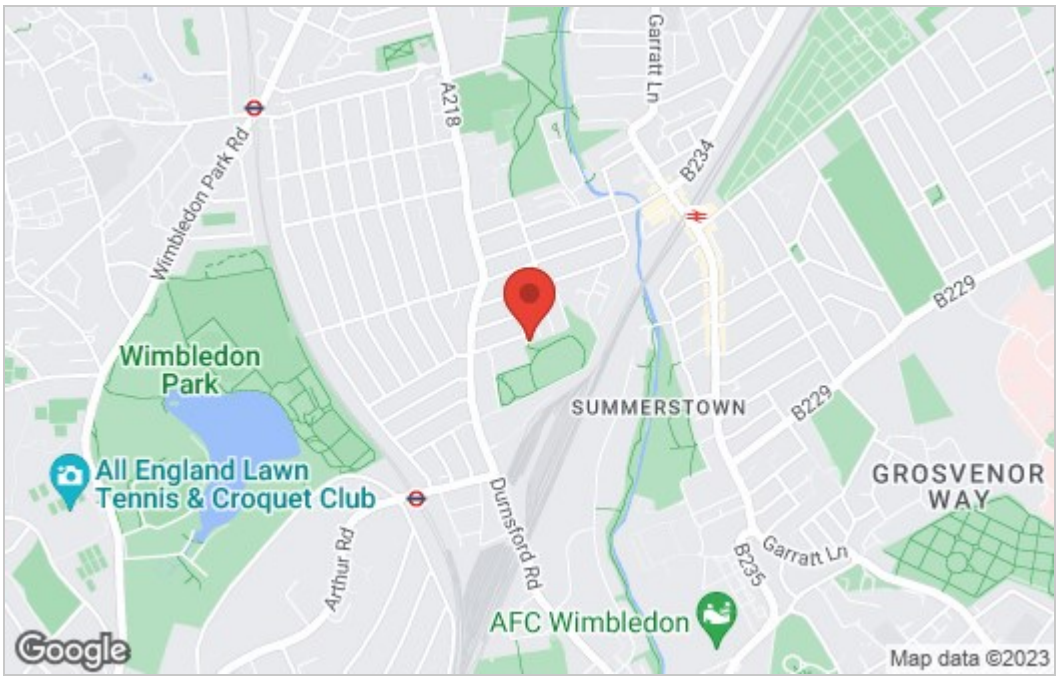
Alternatively, subject to necessary consents, the existing house could be extended to create a larger family home.

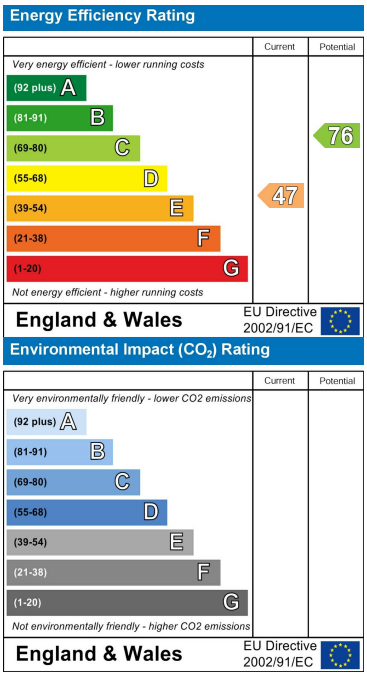
This house is ideally positioned right next to the highly sought after ‘Ofsted Outstanding’ Wimbledon Park Primary School.

Lucien Road is a quiet and popular street a short walk from Earlsfield train station and Wimbledon Park tube. The house is ideally situated for all of the shops and amenities on Garratt Lane, Arthur Road and Southfields. The green open spaces of Wimbledon Park, King George's Park and Durnsford Recreation Ground are also a short walk away.

The house comes to the market chain free.

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

627 Garratt Lane, London, SW18 4SX
T: 020 3633 5613 | E: info@petrasproperty.com
www.petrasproperty.com