

Lucien Road, Tooting SW17

Tenure: Share of Freehold Borough: Wandsworth

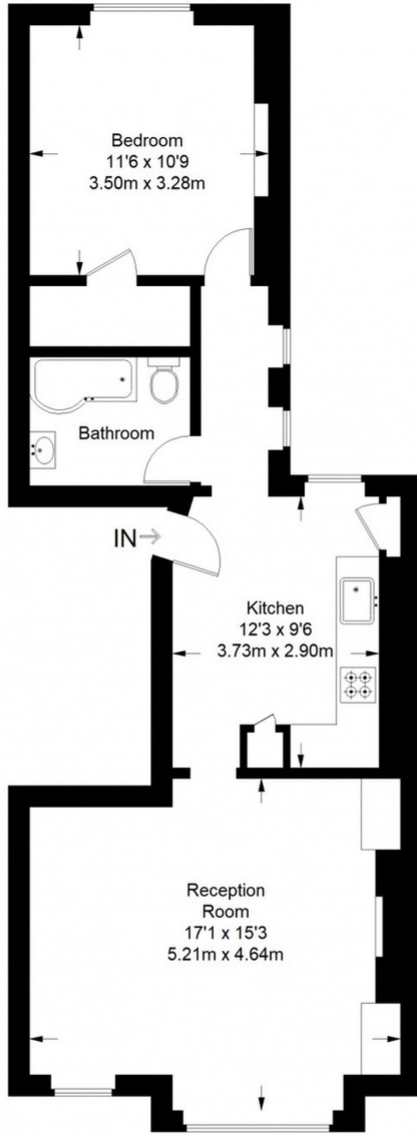
£469,950

- One bedroom flat
- Smart Edwardian property



A splendid one bedroom flat set on the first floor of a smart Edwardian property on a pretty, residential Tooting Bec street. At over 600 square feet, the immaculately-presented property is very large. The property is half a mile from both Tooting Bec and Tooting Broadway underground stations (Tooting Station is also but a ten minute walk away). Parking is unrestricted, on the street. Share of Freehold. The building was developed recently, including the communal hall (there is just one flat below and one flat above you). There is a smart kitchen with modern fitted white units and smart solid wood flooring, an enormous living room with built-in alcove storage cupboards and plantation shutters to the two large south-west facing windows. It's an impressive, high-ceilinged room. Your local green space is Tooting Bec Common, most famous perhaps for its fabulous Lido (walk 15-20 minutes) with great-value annual memberships.

Lucien Road



First Floor = 603 sq ft

Approximate Gross Internal Area
FIRST FLOOR = 603 sq ft / 56.02 sq m
 Total = 603 sq ft / 56.02 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)

Energy Performance Certificate HM Government

Flat B, 67 Lucien Road, LONDON, SW17 8HS
 Dwelling type: Mid-floor flat
 Date of assessment: 26 January 2018
 Date of certificate: 28 January 2018
 Reference number: 8809-2468-0420-3625-7983
 Type of assessment: RdSAP existing dwelling
 Total floor area: 64 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,350
Over 3 years you could save: £ 237

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	You could save £ 237 over 3 years
Heating	£ 951 over 3 years	£ 718 over 3 years	
Hot Water	£ 267 over 3 years	£ 276 over 3 years	
Total	£ 1,350	£ 1,126	

Energy Efficiency Rating

Very energy efficient: lower running costs
 A
 B
 C
 D
 E
 F
 G
 H
 I
 J
 K
 L
 M
 N
 O
 P
 Q
 R
 S
 T
 U
 V
 W
 X
 Y
 Z
 Very energy inefficient: higher running costs

Current: D
 Potential: C

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shows how it is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 237

To find out more about the recommended measures and other actions you could take today to save money visit www.gov.uk/energy-guidance or call 0800 55 1204 (local landline area). The Green Deal may enable you to make your home warmer and cheaper to run.

Important Notice
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.