

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



12 Hoyle Road, London, SW17 0RS

£525,000

Located on Hoyle Road in the vibrant Tooting, this splendid flat offers a perfect blend of comfort and modern living. Spanning an impressive 1,216 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample space.

The heart of the home is the spacious open-plan kitchen and living area, which provides a welcoming environment for both relaxation and entertaining. The kitchen is designed with functionality in mind, ensuring that cooking and socialising can be enjoyed simultaneously.

With two bathrooms, this flat caters to the needs of busy households, providing convenience and privacy. The property is offered in good condition, allowing for a seamless transition for its new owners.

One of the standout features of this residence is its excellent location, which offers easy access to local amenities, transport links, and the vibrant culture that Tooting has to offer. Additionally, the flat comes with a share of freehold, providing a sense of ownership and stability.

Importantly, there is no onward chain, making the purchasing process straightforward and efficient. This property presents a fantastic opportunity for those looking to invest in a desirable area of London. Do not miss the chance to make this lovely flat your new home.

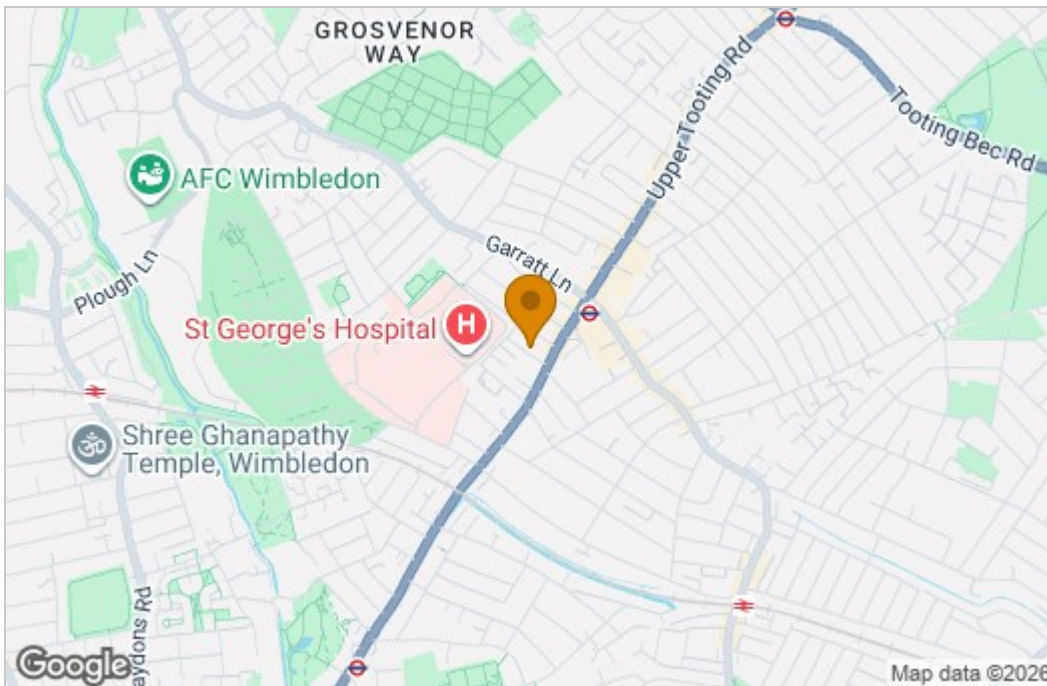
Floor Plan



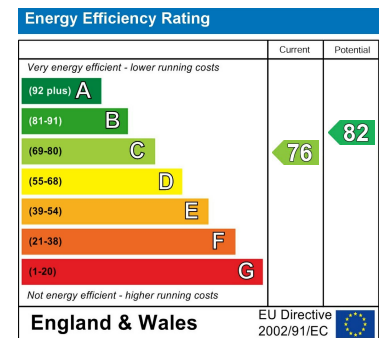
Total area: approx. 89.4 sq. metres (961.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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