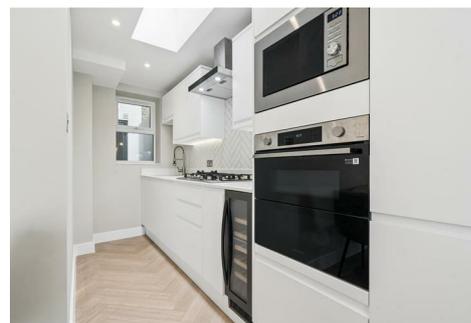


# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## Flat 1 20 Hoyle Road, London, SW17 0RS

**£675,000**

Nestled in the heart of Tooting, this stunning Victorian conversion flat on Hoyle Road offers a perfect blend of modern living and classic charm. Spanning an impressive 854 square feet, the property boasts three spacious double bedrooms, all with fitted wardrobes making it an ideal home for families or professionals seeking ample space.

The flat features a welcoming and spacious kitchen / reception room that serves as a perfect gathering space, while the two well-appointed bathrooms (with underfloor heating) ensure convenience for all residents. One of the standout features of this property is the private garden, providing a serene outdoor retreat for relaxation or entertaining guests.

As a share of freehold, this flat offers a sense of ownership and stability, making it a wise investment for the future. Living in Tooting means you will be surrounded by a vibrant community, with an array of shops, restaurants, and local amenities just a stone's throw away.

This property is not just a home; it is a lifestyle choice, combining the best of urban living with the comfort of a private sanctuary. Don't miss the opportunity to make this exceptional flat your own.



# Floor Plan



Total area: approx. 78.9 sq. metres (849.6 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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