

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## Flat 2 20 Hoyle Road, London, SW17 0RS

**£499,950**

Located in the heart of Tooting on the desirable Hoyle Road, this new flat conversion offers a perfect blend of modern living and comfort. Spanning an impressive 650 square feet, the property boasts two spacious double bedrooms with built-in wardrobes, making it an ideal choice for professionals, couples, or small families seeking a vibrant urban lifestyle.

As you enter, you are welcomed into an open-plan living area that seamlessly combines the kitchen and reception space, creating an inviting atmosphere for both relaxation and entertaining. The design is contemporary, with an abundance of natural light flowing through, enhanced by the charming Juliet balcony that provides a delightful view of the surrounding area.

The flat features a well-appointed bathroom, complete with underfloor heating, ensuring warmth and comfort during the colder months. This thoughtful addition elevates the overall experience of the home, making it a sanctuary to unwind after a busy day.

Being newly converted in 2025/26, this property benefits from modern fixtures and fittings, ensuring a low-maintenance lifestyle. Its super central location means you are just moments away from a plethora of shops, restaurants, and public transport links, making commuting and exploring the city a breeze.

In summary, the property is a remarkable opportunity for those looking to embrace the dynamic lifestyle that Tooting has to offer, all while enjoying the comforts of a contemporary home. Don't miss your chance to make this exquisite property your own.



# Floor Plan



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	58
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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