

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 29A Hoyle Road, London, SW17 0RS

**£2,900**

Nestled on Hoyle Road in the vibrant area of Tooting, this spacious split-level flat offers an exceptional living experience. Boasting three generously sized double bedrooms, this property is perfect for those seeking ample space. The large open-plan living and kitchen area creates a welcoming atmosphere, ideal for both relaxation and entertaining.

One of the standout features of this flat is the expansive garden, providing a delightful outdoor space for leisure and recreation. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden is sure to impress.

The location is particularly advantageous for those affiliated with St. George's Hospital, as it is situated in very close proximity to the medical facility. This makes it an excellent choice for hospital staff looking for convenience and comfort in their daily commute.

Tooting is known for its lively community and excellent amenities, making this property not only a comfortable home but also a gateway to a desirable lifestyle. With its combination of space, location, and outdoor charm, this flat is a rare find in the market. Do not miss the opportunity to make this delightful property your new home.



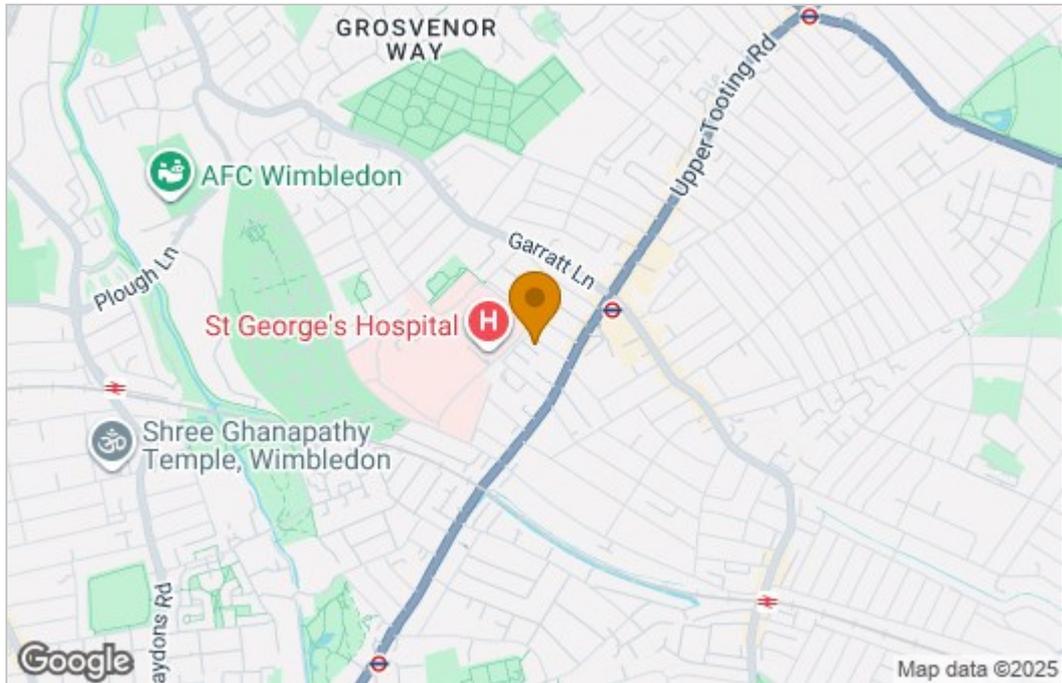
# Floor Plan



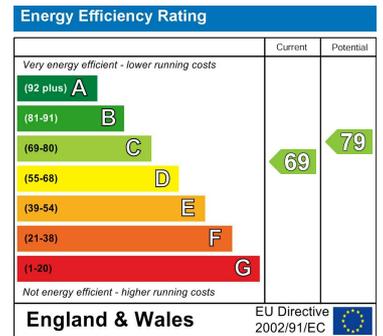
Total area: approx. 84.5 sq. metres (909.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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