

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## Flat 3 20 Hoyle Road, London, SW17 0RS

**£399,950**

Located in the heart of Tooting, on the charming Hoyle Road, lies a gem of a property waiting to be called home. This brand-new luxury large one bedroom flat, part of a Victorian conversion, offers a perfect blend of modern comfort and classic elegance.

Step inside to discover an open and generous living / kitchen space, a well-appointed bedroom complete with a convenient inbuilt wardrobe, en-suite stylish shower room and private outside space. With 500 sq ft of space, this flat provides a comfortable and inviting living environment.

Fully refurbished in 2025-26, this new property boasts all the contemporary amenities one could desire. The location is simply excellent, offering easy access to all the conveniences and attractions that Tooting has to offer. Not to mention, great transport links.

Whether you are looking for a wonderful first purchase or a pied-a-terre, this flat checks all the boxes. Don't miss out on the opportunity to own a piece of Tooting's vibrant lifestyle in this charming abode on Hoyle Road.



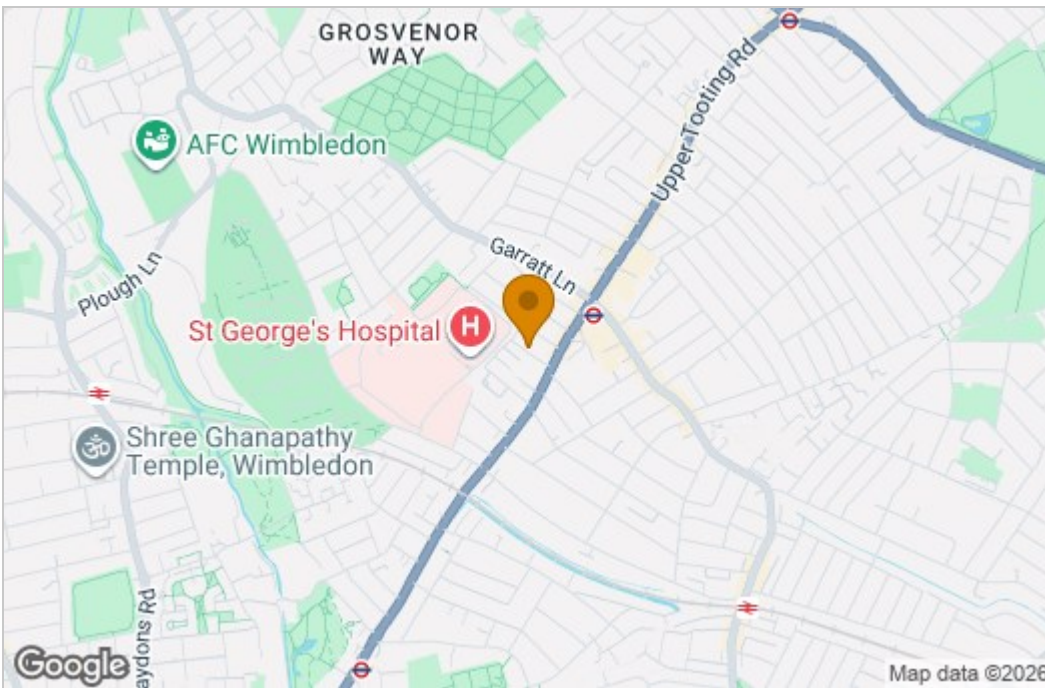
# Floor Plan



Total area: approx. 45.8 sq. metres (492.9 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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.