

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## Flat 4 20 Hoyle Road, London, SW17 0RS

**£335,000**

Nestled 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 flat, part of a Victorian conversion, offers a perfect blend of modern comfort and classic elegance. Flat 4 is situated on the top floor and being the smallest is offered at a competitive price.

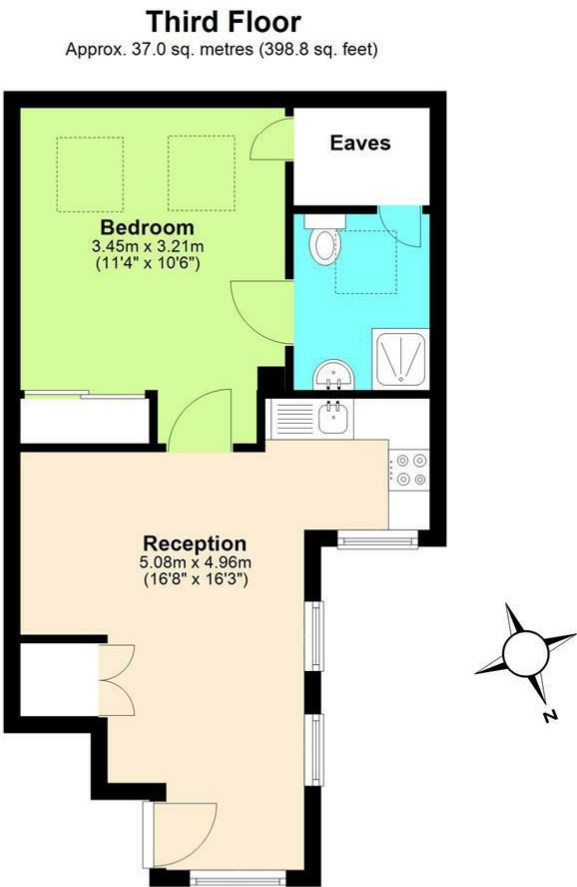
Step inside to discover an open and generous living / kitchen space, a well-appointed bedroom complete with a convenient inbuilt wardrobe, and en-suite stylish shower room. With 400 sq ft of space, this flat provides a comfortable and inviting living environment.

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.



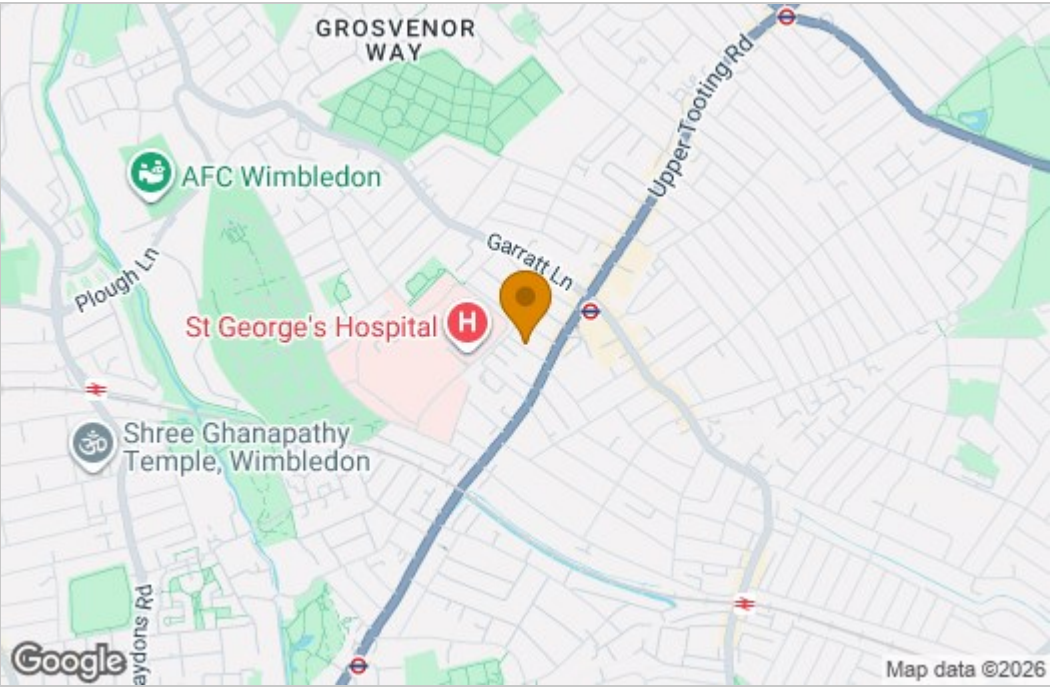
Floor Plan



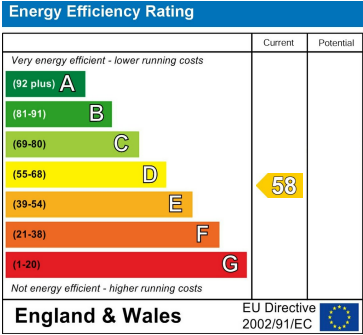
Total area: approx. 37.0 sq. metres (398.8 sq. feet)

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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