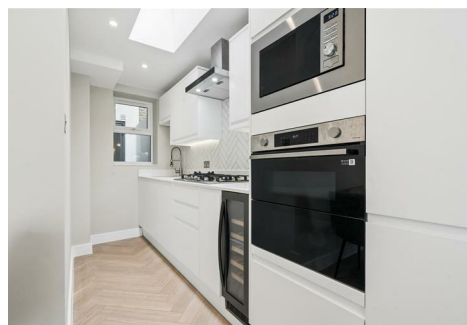


# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



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

**£625,000**

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.

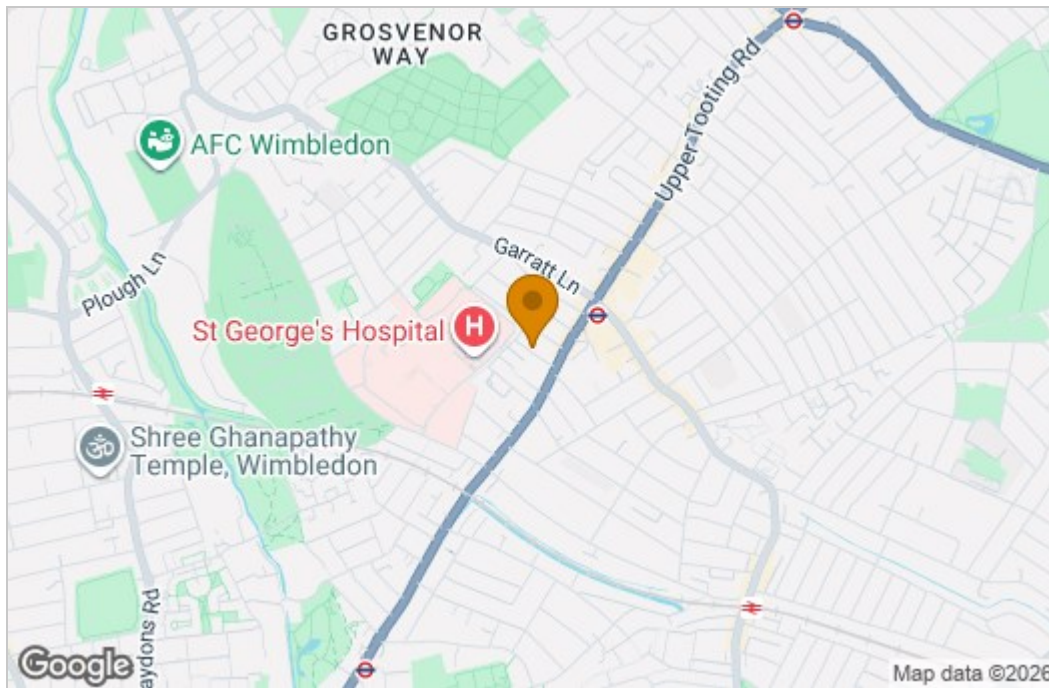
This property is not just a home; it is a lifestyle choice, combining the best of urban living with the comfort of a private sanctuary. Don't miss the opportunity to make this exceptional flat your own.



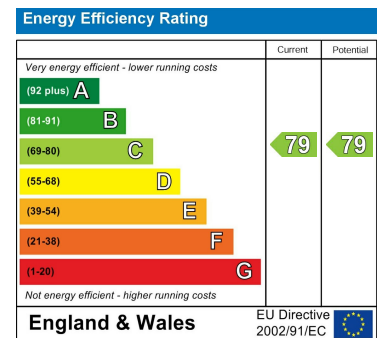
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.