C James & Co - Tooting

SALES AND LETTINGS SPECIALISTS









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

## £1,950 Per month

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, integrated appliance including dishwasher, 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.

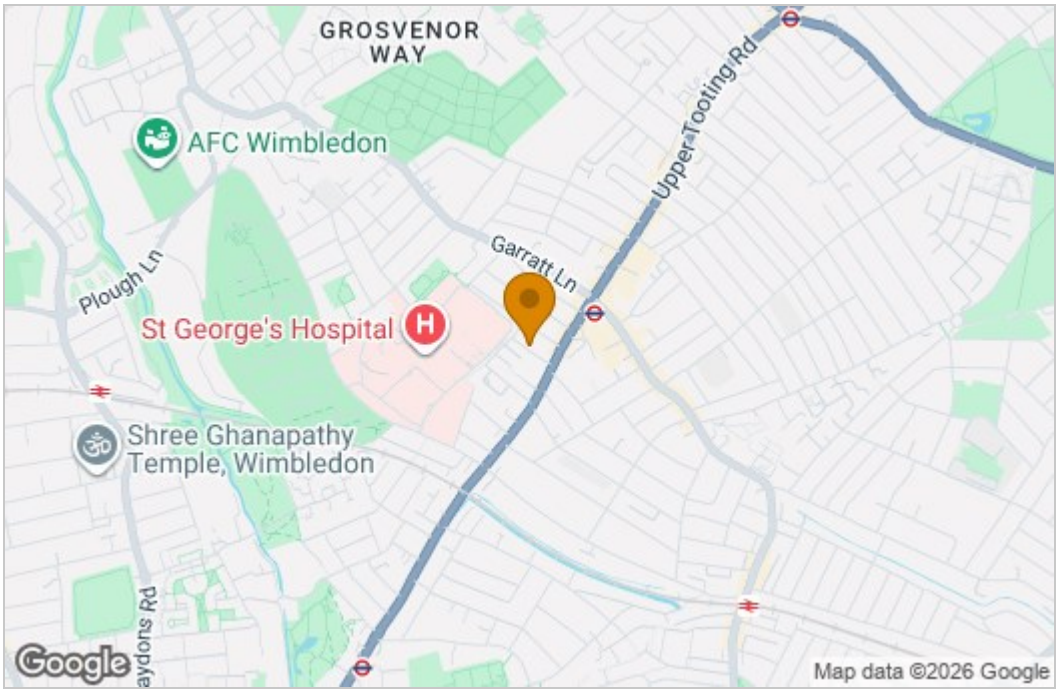
## Floor Plan



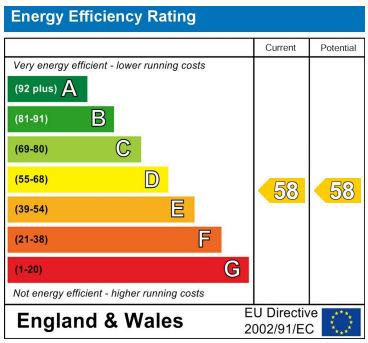

Total area: approx. 45.8 sq. metres (492.9 sq. feet)

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

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