

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 21 Hoyle Road, Tooting, SW17 0RS Offers in the region of £635,000

Welcome to this charming split-level period conversion flat located on Hoyle Road in the sought-after area of Tooting, sold with added benefit of a share of freehold.

This property boasts a well kept private garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family. With three spacious double bedrooms and a generous kitchen / dining area, there is plenty of room for a growing family or for those who enjoy having guests over. The two bathrooms, including one ensuite, provide convenience and privacy for all residents.

The living room is a delightful space that leads seamlessly into the garden, creating a lovely flow between indoor and outdoor living. The prime location of this property means you are just a stone's throw away from all the amenities that Tooting has to offer, including shops, restaurants, and excellent transport links.

Don't miss out on the opportunity to make this wonderful flat your new home. Book a viewing today and envision yourself living in this fantastic property on Hoyle Road.

London borough of Wandsworth Share of Freehold

Council tax band C £861P/A

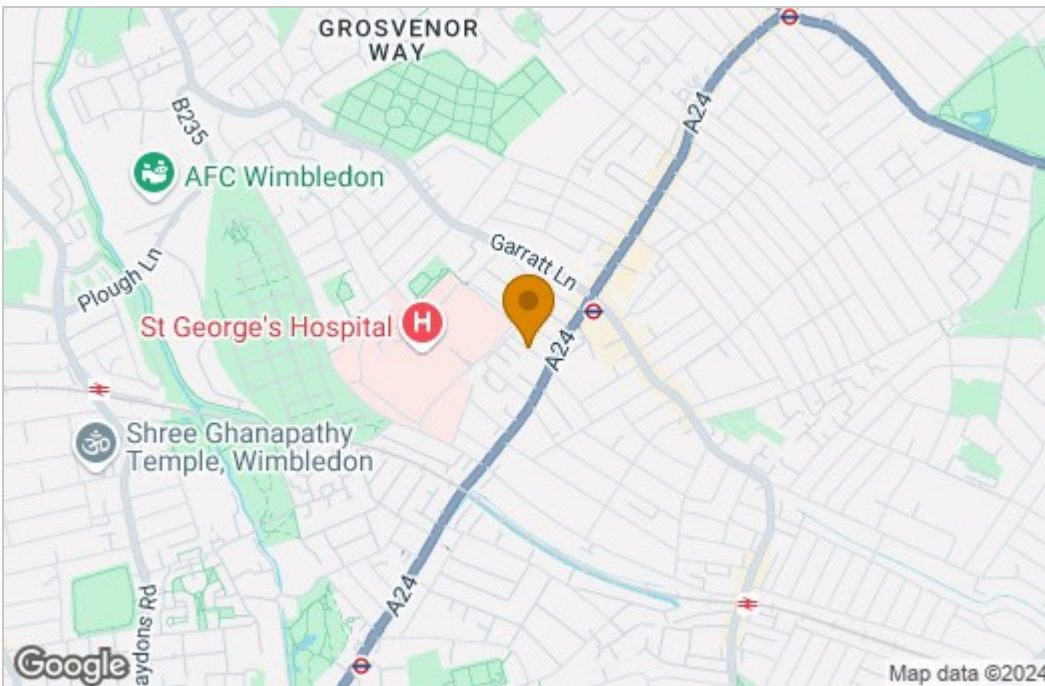


# Floor Plan

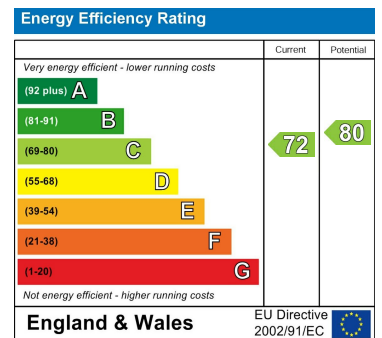


Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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