



HOYLE ROAD, SW17

OIEO £600,000 SHARE OF FREEHOLD

A SPACIOUS THREE-BEDROOM SPLIT-LEVEL APARTMENT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

A spacious three-bedroom split-level apartment featuring a private garden. The ground floor boasts wood flooring throughout and includes two bright double bedrooms, one of which benefits from an en suite shower room. On the lower ground floor, you'll find a third bedroom with direct access to the garden, a contemporary bathroom, a modern kitchen, and a reception room with wooden floors and doors leading to a southwest-facing garden.

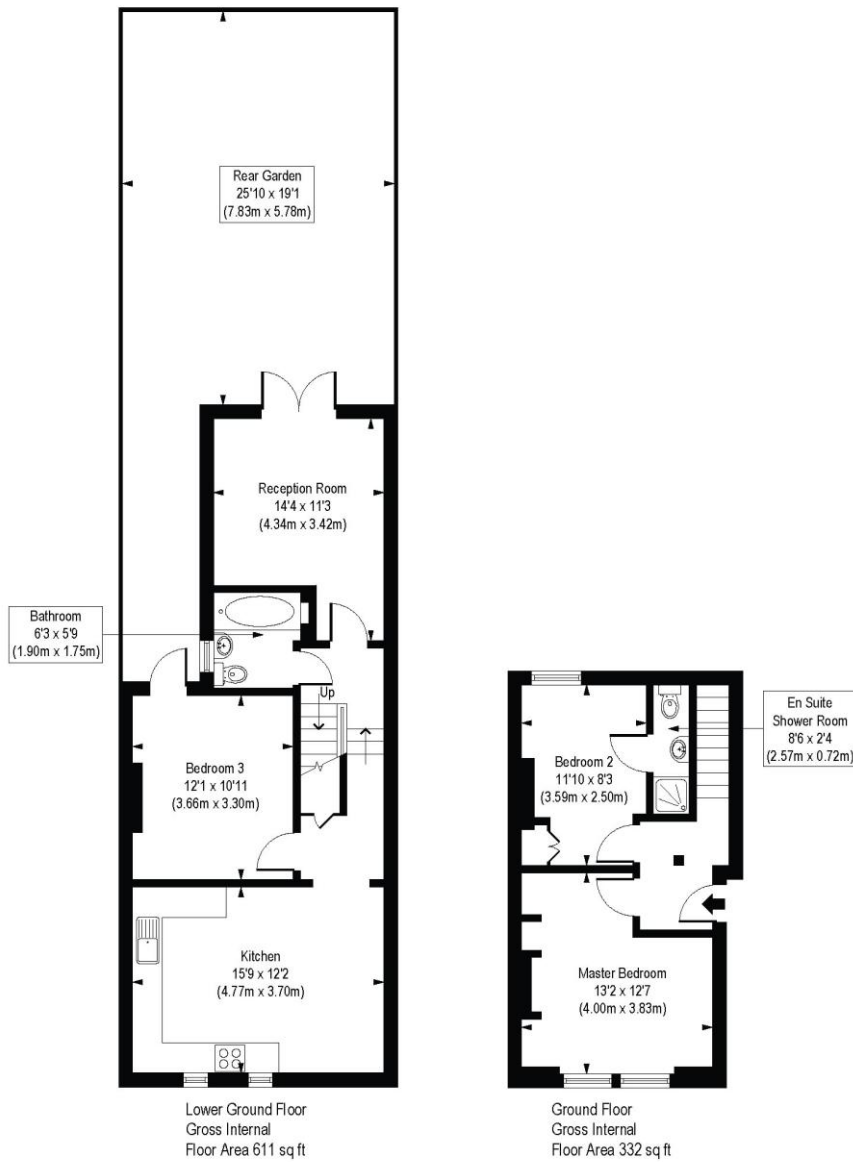
Hoyle Road, located in Tooting Broadway, SW17, is a vibrant and diverse residential area. Known for its mix of charming period homes and modern flats, the area is popular with young professionals and families. Tooting Broadway Underground Station (0.2miles), provides excellent transport links via the Northern Line, connecting residents to central London and beyond. The neighbourhood offers a variety of amenities, including independent shops, trendy cafes, restaurants, and the lively Tooting Market. For green spaces, residents can enjoy the nearby Tooting Common, a great spot for recreation and relaxation. Local schools and healthcare facilities are easily accessible, making Hoyle Road a convenient and appealing place to live.

Wandsworth Council Tax Band: C



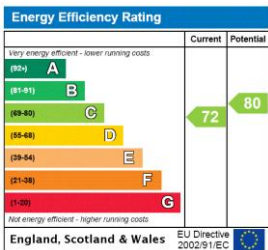
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Approx. Gross Internal Floor Area 943 sq. ft / 87.62 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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