

Hoyle Road, SW17

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£500,000 *Share of Freehold*

An attractive chain free two-bedroom ground floor flat offering a wonderful combination of contemporary living, well-proportioned accommodation, and a lovely private rear garden.

KEY FEATURES

- Ground Floor Flat
- Chain Free
- Two Bedrooms
- Share of Freehold
- 645 Sq. Ft.
- Spacious Reception Room
- Separate Fitted Kitchen





Tooting

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The property comprises a bright and spacious reception room, providing a welcoming setting for both relaxing and entertaining, alongside a modern fitted kitchen offering excellent practicality and direct access to the rear garden. Both bedrooms are well proportioned, with the principal bedroom benefiting from generous dimensions and useful built-in storage. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys a private rear garden, offering a peaceful outdoor retreat and an ideal space for alfresco dining, entertaining or simply enjoying the warmer months.















Hoyle Road is ideally positioned for the vibrant amenities of Tooting, including an excellent selection of independent cafés, restaurants, shops and the ever-popular Tooting Market. The property also benefits from convenient access to Tooting Broadway Underground station (Northern Line), providing excellent connections into Central London, whilst nearby green spaces offer plenty of opportunities for outdoor recreation.

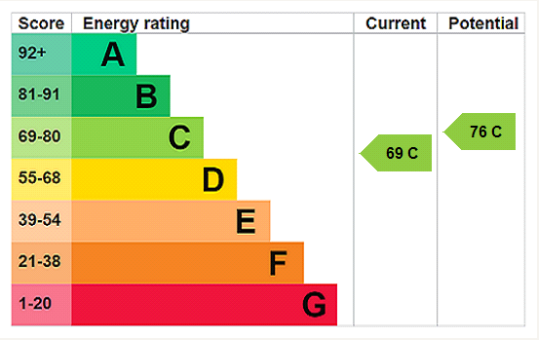
Combining stylish modern interiors, practical accommodation and a private garden, this lovely property would make an ideal purchase for first-time buyers, professionals or those seeking a well-connected home in South West London.

Hoyle Road

Approximate Gross Internal Area = 634 sq ft / 58.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1 sq m
Total = 645 sq ft / 59.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



MATERIAL INFO

Tenure: Share of Freehold
Term: 104 years and 8 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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