

# PHILIP WOOLLER

## FOR SALE



RYLETT CRESCENT W12 • WENDELL PARK  
GUIDE PRICE £1,800,000 FREEHOLD



- Scope to substantially extend - subject to PP
- 4 bedrooms
- Bathroom and Cloakroom/WC
- 2 reception rooms
- Refitted kitchen
- Extensive gardens, studio and side access

Type  
Detached family house

Gross internal floor area  
1948 sq ft / 181 sq m approx. excl. garden studio

Nearest stations  
Stamford Brook (District Line)

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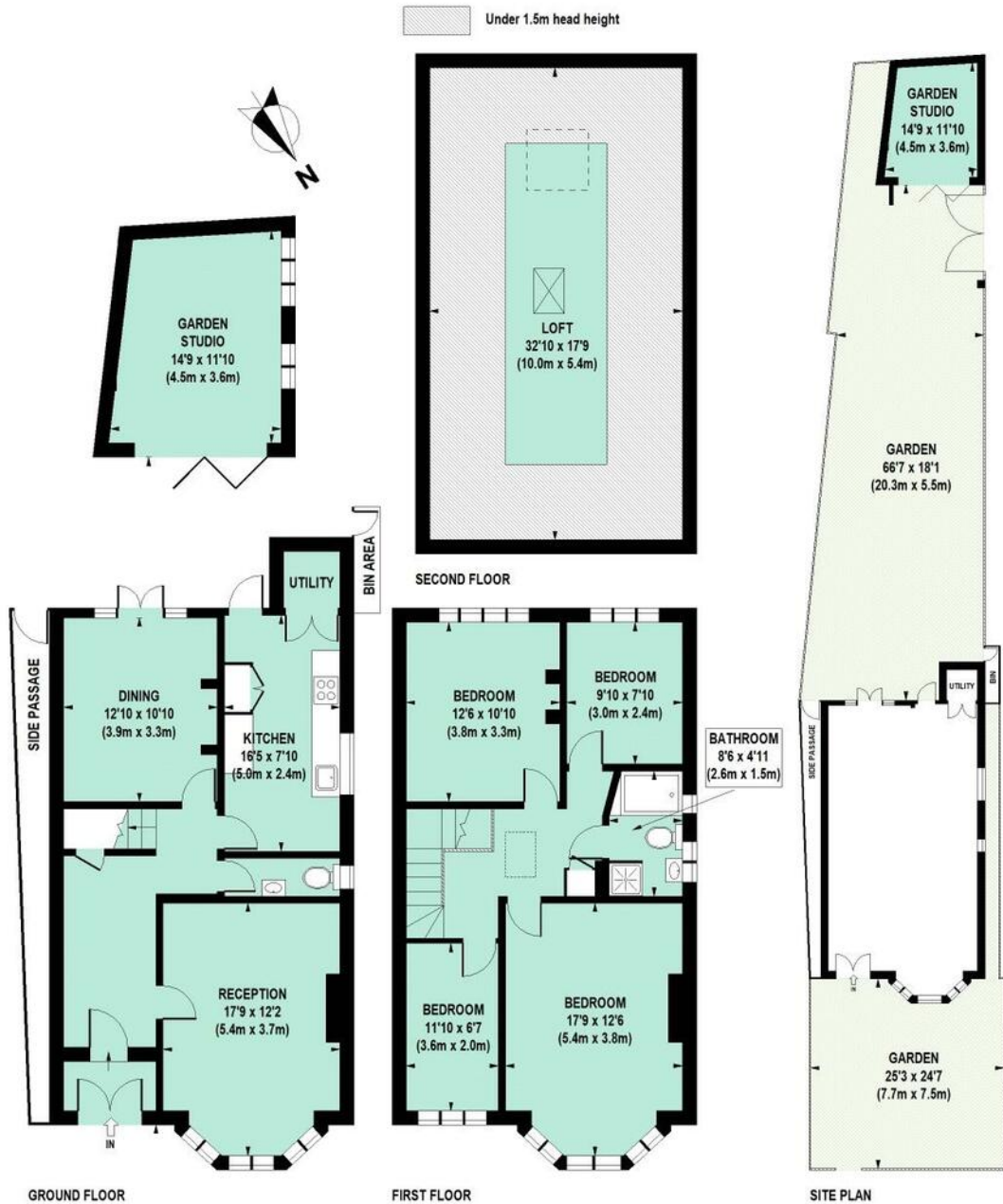
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### Rylett Crescent, W12

Approximate Gross Internal Area 181 sq m / 1948 sq ft

Approximate Area of Loft 53 sq m / 571 sq ft  
 Approximate Area of Garden Studio Area 15 sq m / 162 sq ft  
 Approximate Area of House 128 sq m / 1378 sq ft

Approximate Total Area 196 sq m / 2110 sq ft



Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### IMPORTANT NOTICE

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