

Rylett Crescent, W12
Approximate Gross Internal Area 243 sq m / 2616 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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PHILIP WOOLLER FOR SALE



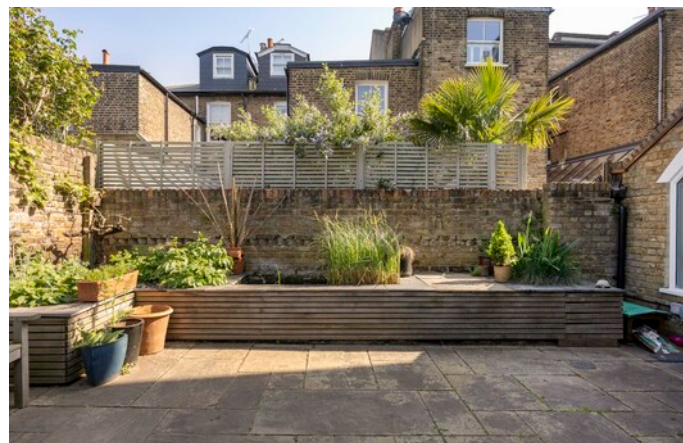
RYLETT CRESCENT W12 • WENDELL PARK
£2,250,000 FREEHOLD

- 5 double bedrooms
- Generous bathroom suite to master
- 2 shower rooms and utility
- 2 additional WC's
- 2 versatile floors of reception space
- Kitchen / family room on to garden
- 7m walled garden with open outlook
- Useful additional side access

Type
Victorian end terraced family house

Gross internal floor area
2616 sq ft / 243 sq m approx.

Nearest stations
Stamford Brook (District Line) Goldhawk Road (Hamm. & City and Circle Lines)



Rarely available, one of the larger Rylett Crescent houses with outstanding proportions and well planned layout. The open vistas to both front and back create wonderful internal light and aspect - remarkable in London. Another advantage is the end terraced position which enables useful side access along with the good balance of reception and bedroom accommodation (two floors of each) - ideal for a large growing family or those requiring generous home working rooms. The recently refitted kitchen/ family space with island opens to a very nice walled garden backing on to Bassein Park Road's gardens to give a lovely open feel. Situated at the extremely quiet western end of Rylett Crescent in what is regarded as prime W12, and within the Ravenscourt and Starch Green Conservation Area. Both Wendell and Ravenscourt Park are within a few minutes walk, and Stamford Brook tube is again within easy walking distance. The proximity of numerous good W12 and W6 schools and the shopping and transport hubs of Hammersmith and Westfield, as well as the ever improving Askew 'village' make this a truly great location.

