



Rylett Crescent, W12

Approximate Gross Internal Area 163 sq m / 1755 sq ft
Excluding Extended Storage of Approximately 24 sq m / 258 sq ft
Excluding Loft of Approximately 38 sq m / 409 sq ft
Approximate Total Area 225 sq m / 2422 sq ft

Under 1.5m head height

CELLAR
22'4 x 4'7
(6.8m x 1.4m)



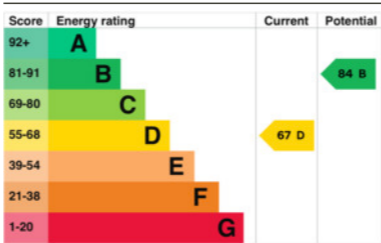
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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EPC



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PHILIP WOOLLER
FOR SALE



RYLETT CRESCENT W12 • WENDELL PARK
£1,575,000 FREEHOLD

- 4 double bedrooms
- Bathroom and shower room
- Additional WC
- Extended reception / dining space
- Kitchen/ breakfast onto garden
- Secluded garden with separate access
- Pot. for further extension subject to PP
- Extensive cellar storage
- EPC - D

Type
End terraced Victorian family house

Gross internal floor area
1755 sq ft / 163 sq m approx excl. loft (409 sq ft)

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



A charming Victorian house in a select and extremely quiet corner setting, well screened from the street which adds to the feeling of privacy and with useful side access into the garden. The wider plot has allowed extension over two floors to the side of the house - so making for a versatile arrangement both upstairs and down, with enormous potential to take further to create a truly unique space. The secluded garden is a particular feature and can be accessed from both kitchen/ breakfast and reception rooms via pairs of glazed doors which maximise light. The house is perfect for a family looking to extend or down-sizers who'd appreciate the quality of location and aspect. It also offers potential to convert the loft, subject to planning. The house is tucked away at the western end of Rylett Crescent on the corner of Bassein Park Road. Local shops and restaurants on Askew Road and both Wendell and Ravenscourt Park are within a short walk, as are numerous good schools and the shopping and transport hubs of Hammersmith, Turnham Green Terrace and Westfield.

