

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

SALE AGREED



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

IMPORTANT NOTICE

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4. VAT: The position relating to the property may change without notice.

EPC

- 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)



A most attractive detached house occupying a generous plot in a lovely island-like setting set back from the street - where three 'between the wars' houses were built in this little enclave and all have use of a private access road. A wonderful setting with open aspects. Inside, the interior has been completely restored and refurbished to an exacting standard with sympathetic choice of fittings; subtle and warm plastered walls and herringbone floors beautifully brought back to life. All windows and doors have been replaced with timber double glazed alternatives to match the original design - both kitchen and bathroom have been refitted with the same taste and care. The large attic has been insulated and boarded offers obvious scope for conversion as does the deep garden allowing for a much larger and opened up ground floor. There is a studio / workshop space within the old garage and this has the benefit of side access off the private road. Situated at the quiet apex of Rylett Crescent in prime W12 - Ravenscourt and Wendell Parks are within a few minutes walk, as are District Line tubes. The proximity of numerous good schools and retail / transport hubs of Hammersmith; Westfield and Turnham Green, as well as the ever improving village feel of the Askew Road make this a truly great location.

