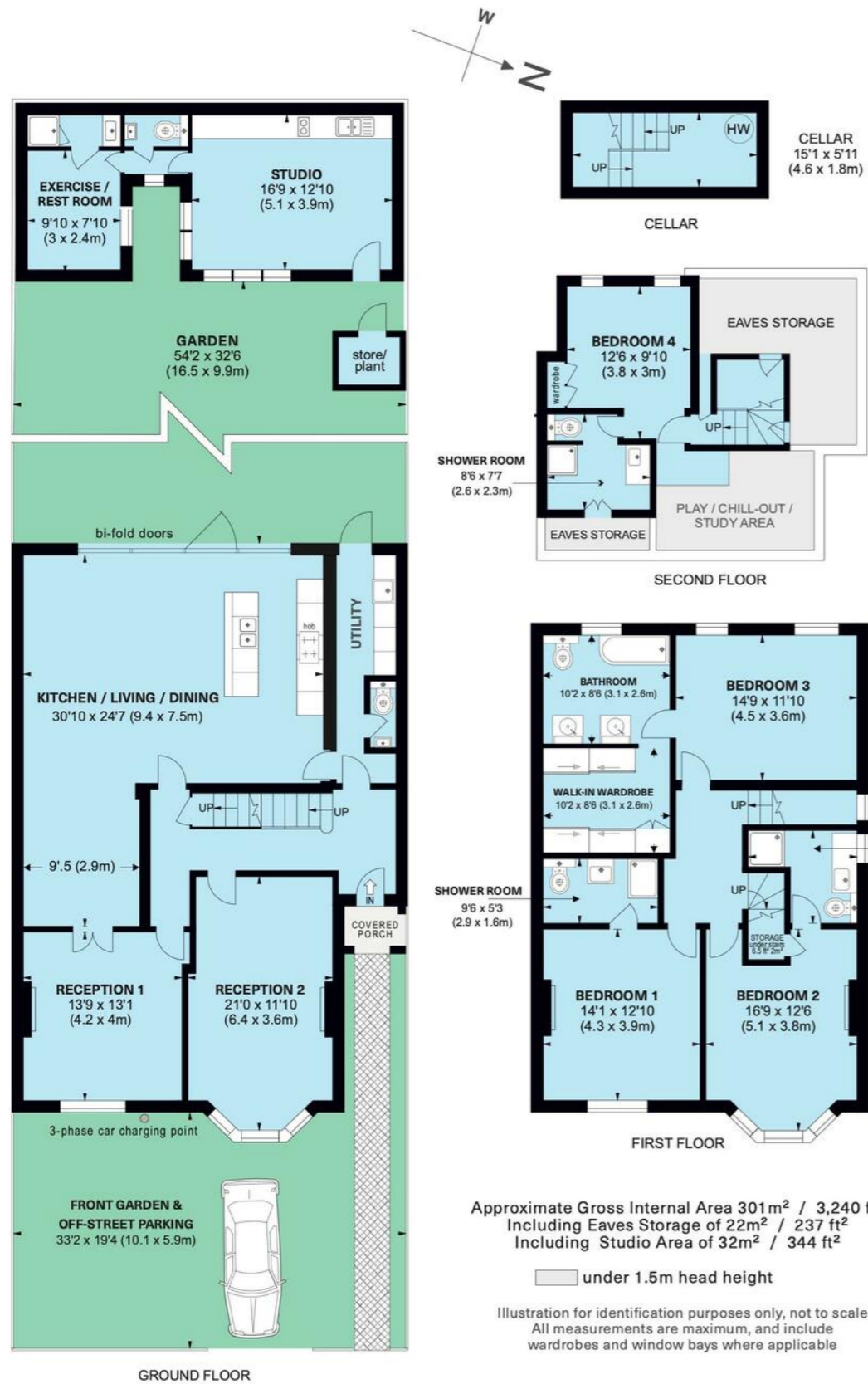


SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE



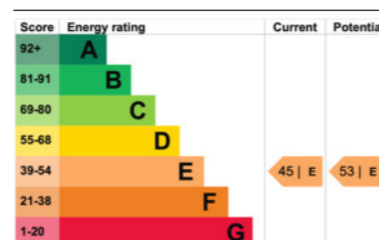
RYLETT ROAD, LONDON W12 • STARCH GREEN
 £3,800,000 FREEHOLD

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
 2. Photos etc: The photographs show only certain parts of the property as they appeared at

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 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
 4. VAT: The position relating to the property may change without notice.

EPC



- Stunning semi-detached villa
- 4 bedrooms, all en-suite
- 2 reception rooms & kitchen-dining-living room
- Off street parking, utility & cloakroom
- Garden studio with ensuite & kitchenette
- 54 ft south-west facing garden
- Recently fully remodelled and extended
- Unusual 10m wide plot
- Quiet tree-lined street

Type
 Victorian semi-detached family house

Gross internal floor area
 3,240 sq ft / 301 sq m approx.

Nearest stations
 Stamford Brook and Ravenscourt Park
 (District Line) Turnham Green Terrace
 (District and Piccadilly Lines)



Nestled between Wendell and Ravenscourt parks, this area features mostly Victorian houses from the 1880s, part of a conservation area since 1974. The streets retain their original Victorian facades, brickwork, slate roofs and large gardens, making this one of the greenest spots in the borough. Rylett is a tranquil no-through road; number 11 sits on a 4,390 sq ft plot with a southwest-facing garden. The house, remodelled and extended, retains its Victorian charm and has working fireplaces. Modern features include large Crittall-style rear doors, underfloor heating beneath oak herringbone flooring, LED lighting, bespoke shutters, pressurised hot water, high-speed Mesh internet and a 3-phase car charging point. The ground floor boasts a large open-plan kitchen/ living/ dining area, two reception rooms and utility. Upstairs are four en-suite bedrooms (master has a walk-in wardrobe). The self-contained garden studio includes a work area with fitted kitchen, exercise/rest area and WC/shower room. Local amenities include shopping, tube and bus links to central London, excellent schools and proximity to the river. A rare family home.

