



## Rylett Crescent, W12

£800,000 Freehold

A rarely available unmodernised bungalow, with scope to improve and extend, with the benefit of off street parking.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Garage | Front Garden | Rear Patio | 886 Sq Ft / 82 Sq M | Council Tax Band F | EPC Rating Band E

**Winkworth**



## LOCATION

Rylett Crescent is a most sought after location, to the west of Askew Road, with the area offering an eclectic mix of independent shops, cafes and restaurants, with the open space of Wendell Park and Ravenscourt Park close by and the amenities of Chiswick High Road also within easy reach. Stamford Brook, Goldhawk Road and Ravenscourt Park stations are the closest, whilst Shepherd's Bush Central Line and London Overground stations are a little further away at Shepherd's Bush Green.

## DESCRIPTION

The unmodernised bungalow offers the ingoing purchaser the opportunity to extend and improve, subject to the usual necessary consents being obtained. Accommodation comprises entrance hall, reception room, two double bedrooms, bathroom, kitchen and garage. The property further benefits from off street parking and front garden, as well as a rear patio.

Tenure:- Freehold

Service Charge:- N/A

Ground Rent:- N/A





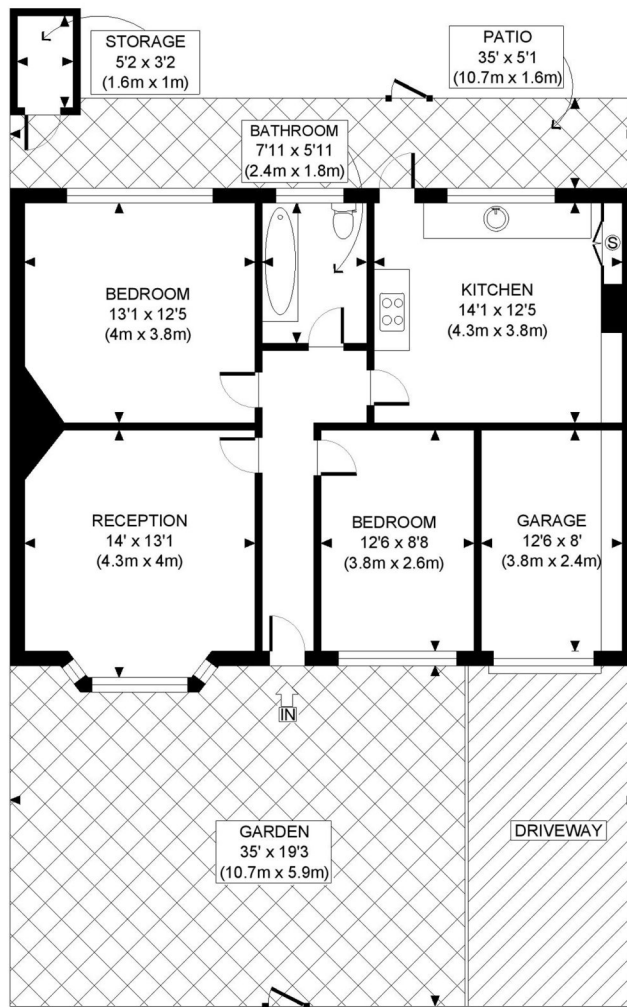
**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Freehold.

**PRICE:** £800,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA WITH GARAGE 870 SQ FT  
 FLOOR AREA WITHOUT GARAGE 761 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/STORAGE: 886 SQ FT/ 82 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/STORAGE: 761 SQ FT/ 71 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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 ONE STOP SHOP FOR PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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