



## Rylett Road, W12

£685,000 Share of Freehold

A charming two bedroom garden flat in this most sought after location, with the rare benefit of a private garage.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | En Suite Shower Room | Garden | 696 Sq Ft / 65 Sq M | Council Tax Band D | EPC Rating Band D

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## LOCATION

Rylett Road is 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

On the lower ground floor of an end of terrace Victorian house, this delightful two bedroom garden flat offers accommodation comprising large entrance hall, open plan kitchen/reception room, bathroom and two bedrooms. The flat further benefits its own private entrance, garden and garage.

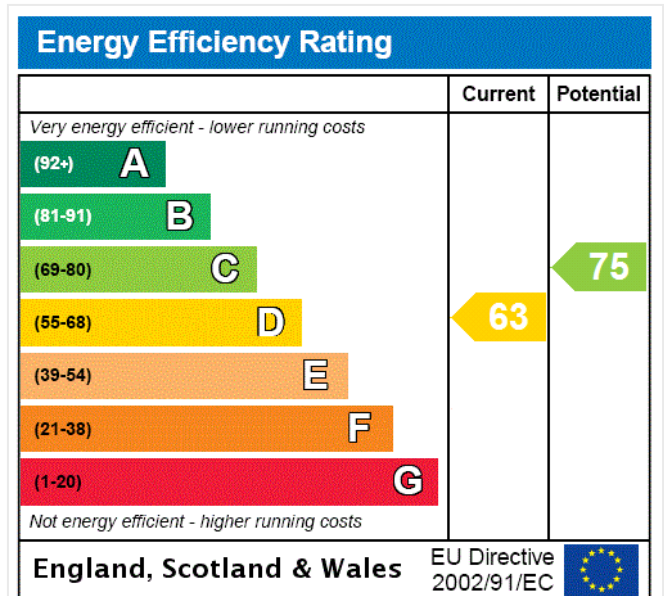


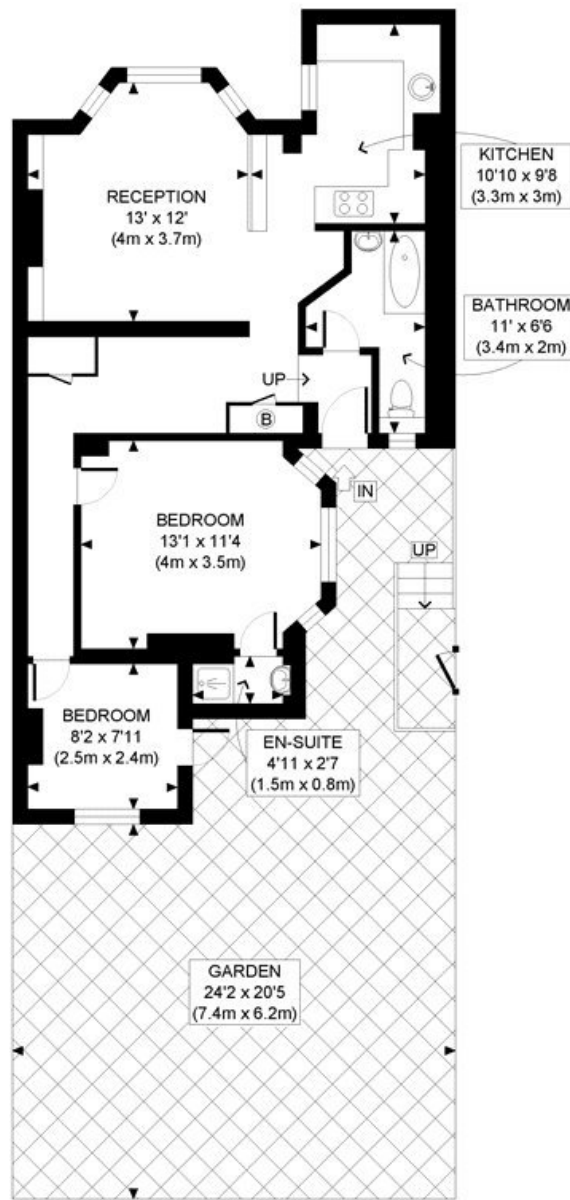


**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

**PRICE: £685,000 Share of Freehold**





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 696 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 696 SQ FT/ 65 SQM

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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.

**PROPERTY PHOTO PLANS**  
THE WAY TO THE PROPERTY YOU WANT

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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