

RIGBY & MARCHANT

Originally a Victorian laundry and former industrial studio in W12, transformed into an exceptional family home with over 4,300 sq ft of lateral living and entertaining space, a private garden and two off street parking spaces.





Rylett Studios, Rylett Crescent - W12 9RP

Offers Over **£3,500,000**



RIGBY &
MARCHANT

Tucked discreetly behind Rylett Crescent in W12, No.3 Rylett Studios forms part of a remarkable former industrial building, originally used as a commercial laundry before later becoming studios and offices. A rare survivor of the area's industrial past, the building is specifically noted within the Ravenscourt and Starch Green Conservation Area for the contrast it provides to the surrounding Victorian houses.

Extending to more than 4,300 sq ft, No. 3 has undergone perhaps its most interesting transformation yet. Previously used by its owner as his own offices, it was subsequently reimagined as an extraordinary four bedroom family home, retaining the scale, lateral proportions and architectural character that make the building so distinctive.

The ground floor is particularly impressive and designed for both everyday family life and entertaining on a serious scale. A broad kitchen and dining space sits at its heart, while an exceptional reception room extends to around 840 sq ft, with doors opening directly onto the garden. A further family room opens onto its own paved patio, creating a series of generous spaces that feel connected while remaining comfortably distinct.

Also on this floor is a generous bedroom suite, ideal for guests, an au pair or older children, together with a substantial utility room, cloakroom, plant room and extensive storage.

Upstairs, three further bedroom suites provide a quieter counterpoint to the scale below. The principal bedroom is particularly striking, filled with natural light from above and arranged with a generous en suite bathroom. The two additional bedrooms are similarly well proportioned, each with its own bathroom.

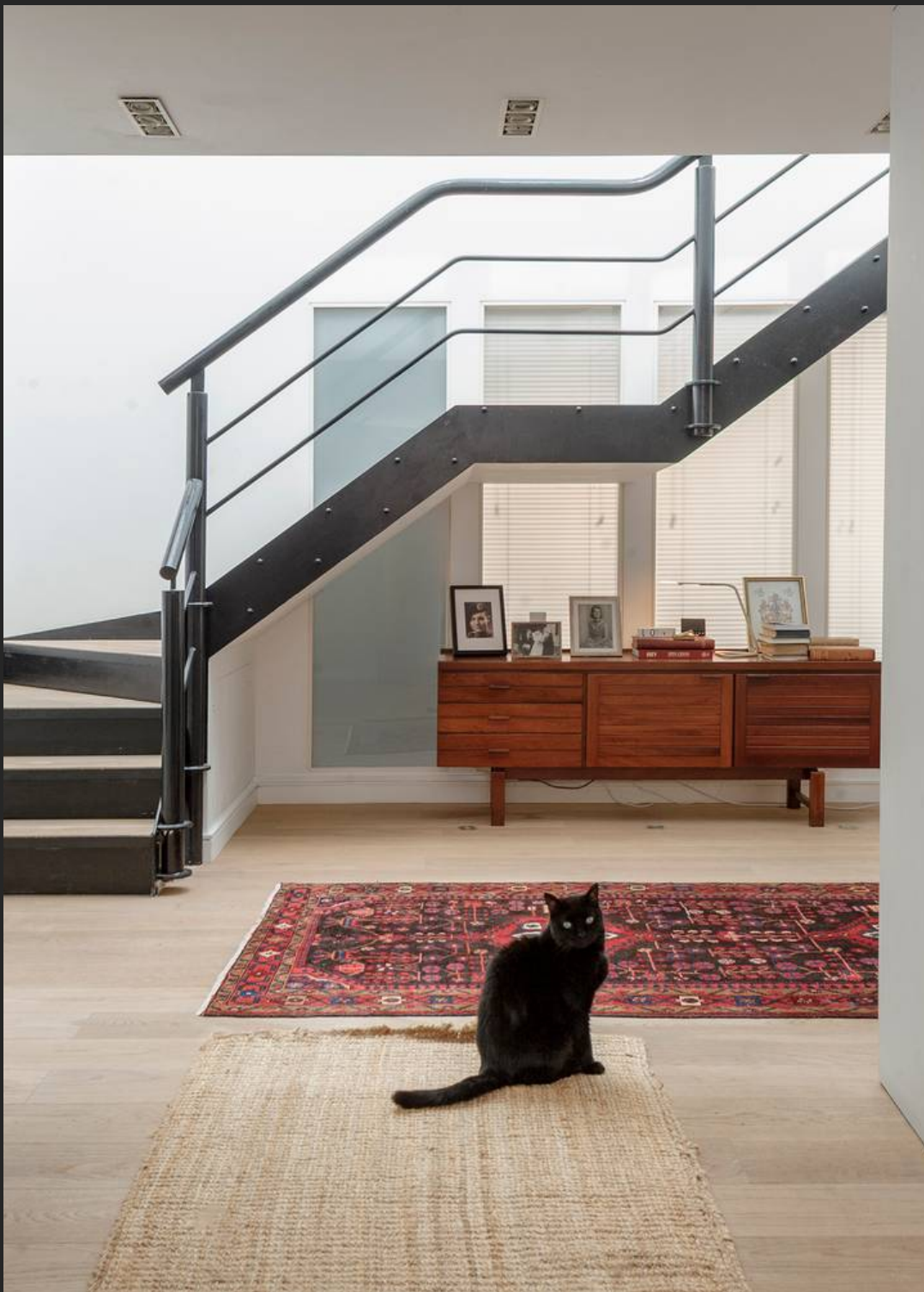
Throughout, the architecture celebrates the building's industrial origins while creating a warm and highly practical home. Underfloor heating, air conditioning, excellent storage and two off street parking spaces add a level of comfort that makes the property as easy to live in as it is memorable.

For anyone looking beyond the conventional London townhouse, Rylett Studios offers something genuinely different: over 4,300 sq ft of beautifully conceived living space, with privacy, parking and a fascinating industrial heritage in the heart of W12.









Rylett Studios occupies a peaceful, tucked away position close to Askew Road and Wendell Park, with the independent shops, cafés and restaurants of Askew Village nearby. The area is particularly well served for schools, including John Betts Primary School, West London Free School and Latymer Upper School, with St Paul's Girls' School also within easy reach.

Ravenscourt Park is close by, while Stamford Brook Underground station provides District line connections across London. The A4 and M4 offer convenient access to Heathrow and journeys west.

Council Tax band: G

Tenure: Freehold

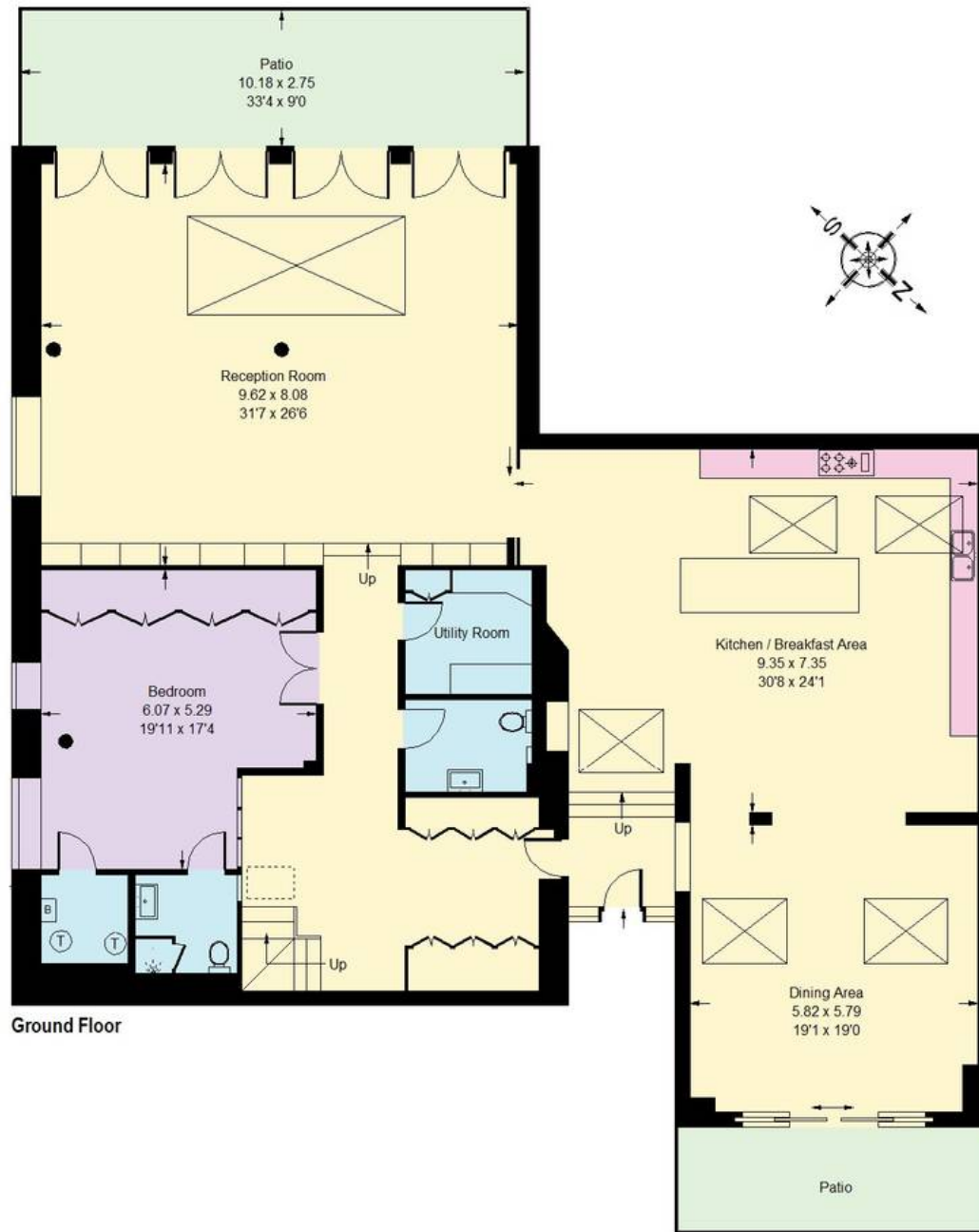
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

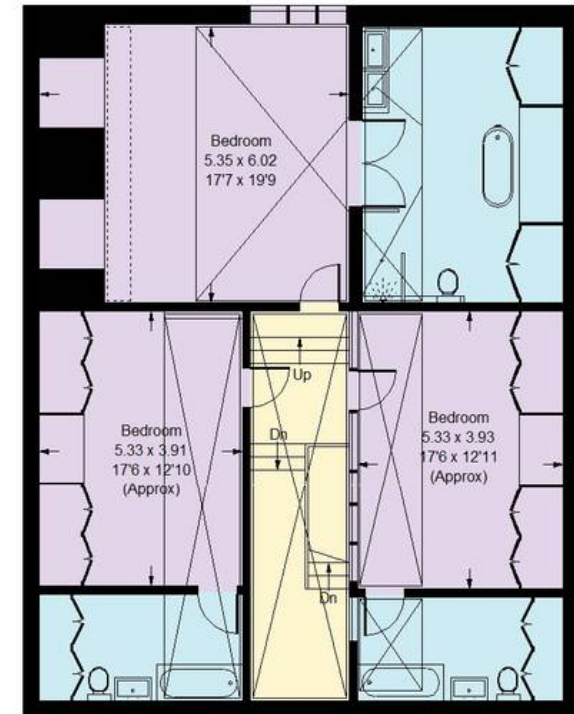
- Former Victorian industrial laundry
- 4 bedrooms and 4 bathrooms
- Incredible double height reception room
- Off street parking, aircon, underfloor heating

Rylett Studios, W12

Approx Gross Internal Area
404.3 sq m / 4352 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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