
Rylett Crescent W12
finlay brewer

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6 BEDROOMS

RECEPTION

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

4 BATHROOMS (3 EN SUITE)

GUEST CLOAKROOM || UTILITY ROOM

JULIET BALCONY || EAVES STORAGE

CELLAR || BIKE STORAGE

PAVED & WALLED GARDEN

EPC RATING: C 78

COUNCIL TAX BAND: G

An exceptional double fronted detached 6 bedroom family home of approximately 2587 sq ft, meticulously renovated and extended to provide beautifully balanced living space across four floors, positioned on one of Askew Village's most desirable tree lined streets.

A superb open-plan kitchen, dining and family space forms the heart of the home, featuring underfloor heating, crittall-style glazing and seamless access onto the landscaped rear garden. A separate utility room and guest WC add practicality, while an additional reception room to the front of the house provides a versatile space ideal as a formal reception room, TV snug or playroom.

The upper floors provide six bedrooms in total, arranged across the first and second floors. The first floor comprises four well-proportioned bedrooms, two of which benefit from en suite bathrooms, alongside a spacious family bathroom complete with a freestanding bathtub.

Occupying the top floor is a superb principal suite with air conditioning, a Juliet balcony with far reaching views and a beautifully appointed en suite bathroom featuring double sinks, a freestanding bath and a large walk-in shower. The additional room on this floor would make an ideal home office.

There is basement level offering a useful cellar, ideal for wine storage or additional household storage and the rear garden is landscaped and paved.

PRICE GUIDE £2,500,000
FREEHOLD

SUBJECT TO CONTRACT
























DAISY





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RYLETT CRESCENT, W12



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 133 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH STORAGE 1058 SQ FT
FLOOR AREA WITHOUT STORAGE 988 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 793 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 599 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 842 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE/EAVES STORAGE: 2826 SQ FT/ 263 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE/EAVES STORAGE: 2587 SQ FT/ 240 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client.

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