



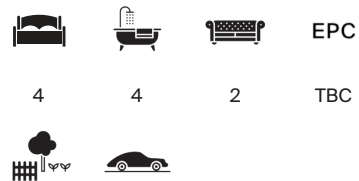
## RYLETT ROAD

London W12



# AN EXCEPTIONAL FAMILY HOME

An exceptional wider than average west facing Victorian home set on one of Rylett Road's most peaceful stretches, offering unusually wide proportions and a highly practical layout ideally suited to modern family living.



Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: H

Tenure: Freehold

Guide Price: £3,750,000



Extending to over 3,000 sq ft, the house has been thoughtfully remodelled, blending classic period detailing, including elegant Victorian-style corning and original fireplaces, with a clean, contemporary finish throughout. The sense of width is immediately apparent, allowing for well-balanced rooms and a layout that flows effortlessly between formal and informal spaces. The property further benefits from abundant natural light, enhanced by the presence of numerous opening Velux windows, allowing fresh air to circulate freely while enabling heat to escape. All the windows are fitted with Plantation shutters allowing control of the light.

A particular highlight is the self-contained studio offering generous office space with kitchenette, plus an exercise room (with wall bed), a shower and WC which is perfect for working from home, guests or wellness space.







RYLETT ROAD, W12



Approximate Gross Internal Area = 308.7 sq m / 3322 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Matthew Taylor**  
+44 2039276312  
matthew.taylor@knightfrank.com

**Knight Frank Chiswick**  
64 Turnham Green Terrace  
W4 1QN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.