



## Rylett Road, W12

£650,000 Share of Freehold

A charming two bedroom garden flat in this most sought after location.

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 and garden.

Share of Freehold with an underlying lease which expires 24 March 2018

Service Charge:- ad hoc

Ground Rent:- N/A







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Share of Freehold.

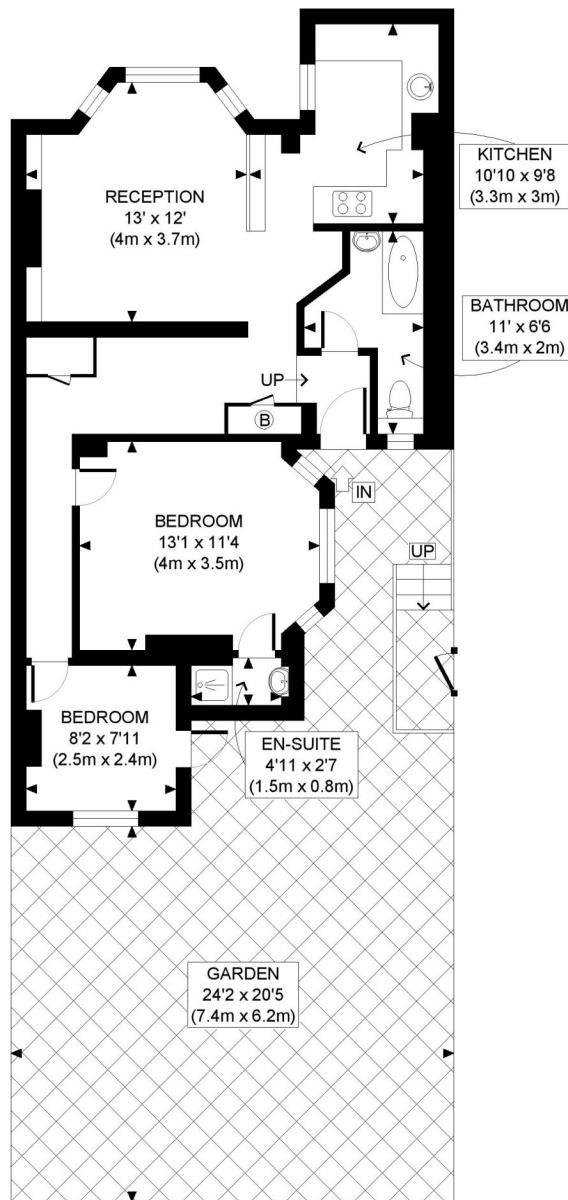
**PRICE:** £650,000 Share of Freehold



## 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>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 696 SQ FT

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

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**PROPERTY PHOTO PLANS**  
ONE STOP SHOP FOR PROPERTY MEASUREMENTS

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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