

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr&co



Rylett Road, London W12

A rare opportunity to acquire this semi detached Victorian house in need of modernisation throughout. The is scope to significantly redesign and enlarge the property across all floors subject to the grant of planning. Located in the exceptionally popular Starch Green conservation area.

The property currently provides two reception rooms, a generous kitchen / dining room, both leading on to the West facing rear garden. Four bedrooms and a bathroom being on the first floor. To the front is off street parking for a family car with right of way over the drive to the side of the property. This is an excellent opportunity and viewing is recommended.

Asking Price: £1,850,000 Freehold

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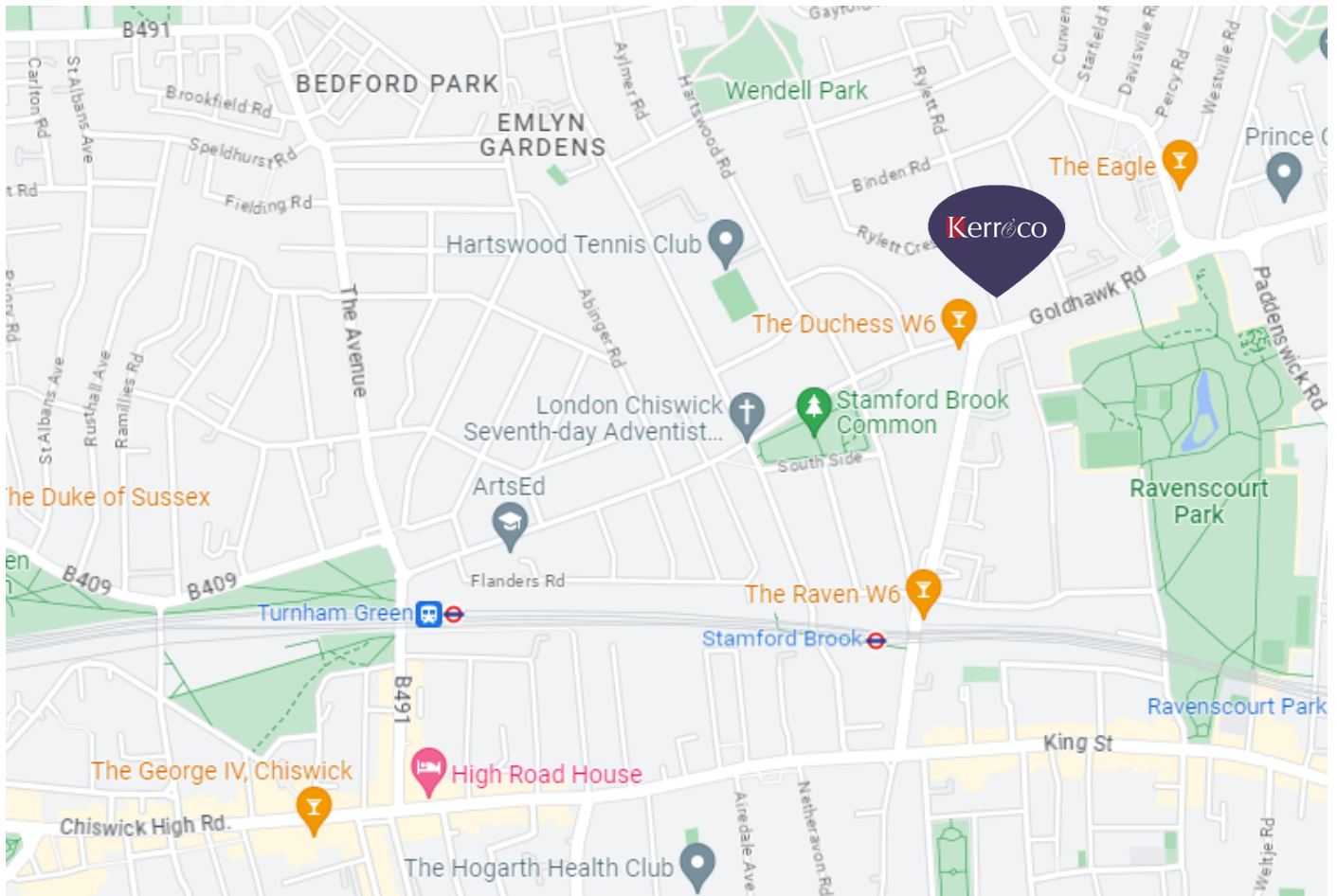
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Rylett Road, W12 9NL

Wonderful opportunity to extend and modernise this Victorian end of terrace house.
Off street parking to the front with right of access over the side driveway.
Two reception rooms.
Large kitchen / dining room.
Four bedrooms.
Two bathrooms.
Family orientated location in the prestigious Starch Green conservation area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

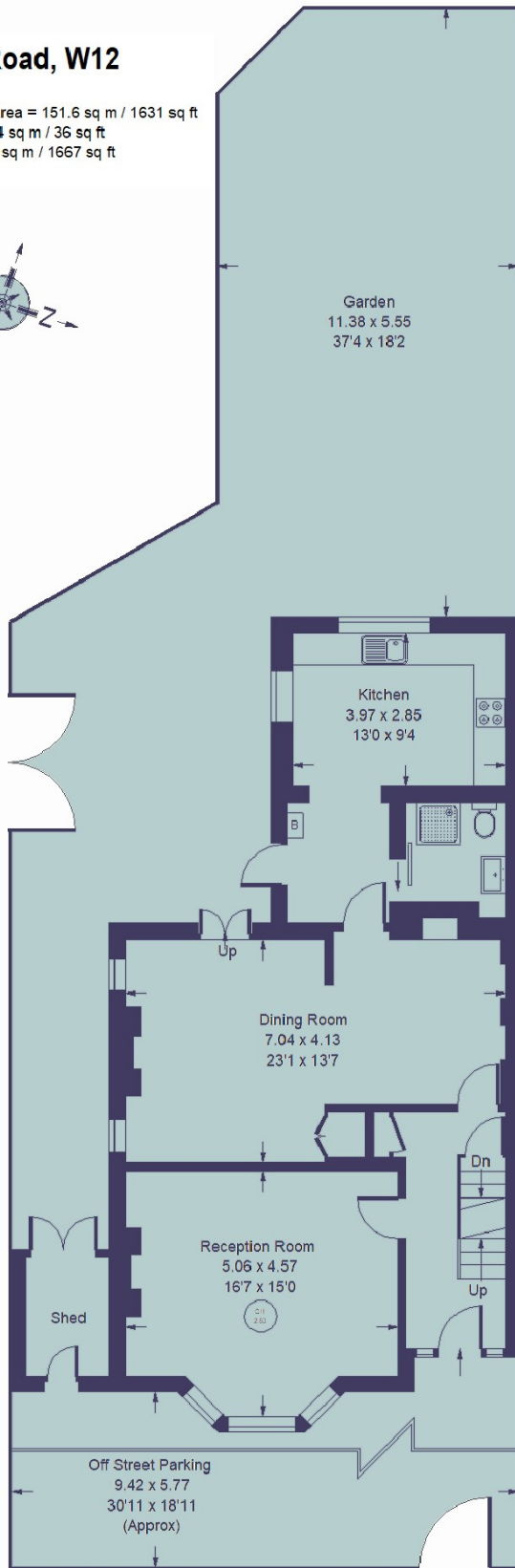
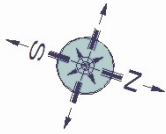
- Local Authority: London Borough of Hammersmith & Fulham
- Council Tax: Band G (£2,311.28 for current financial year 24/25)
- Parking: Eligible for a L.B.H.F. residents parking permit and off street parking
- Accessibility: Steps to front doors and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk:
 - Surface water: Very low risk
 - Rivers and Sea: Very low risk

Rylett Road, W12 9NL
 Guide Price: **£1,850,000**
 Semi detached family house

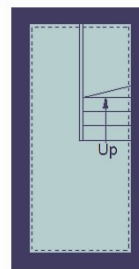
Approximate gross internal floor area : **1,667 Sq. Ft. (155 Sq. M.)**

Rylett Road, W12

Approx. Gross Internal Area = 151.6 sq m / 1631 sq ft
 Shed = 3.4 sq m / 36 sq ft
 Total = 155 sq m / 1667 sq ft

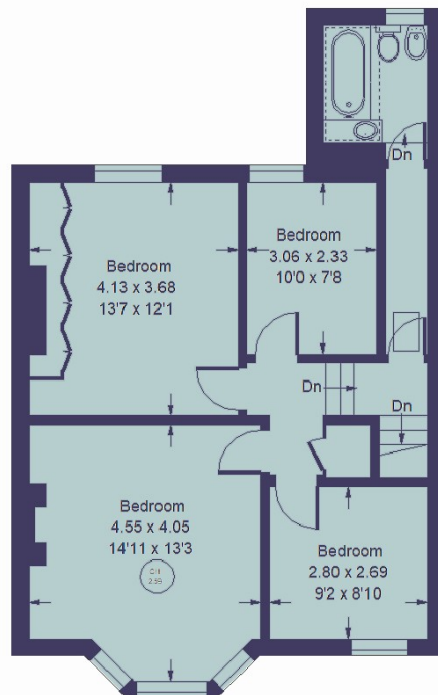


Ground Floor



Lower Ground Floor

= Reduced headroom below 1.5 m / 5'0



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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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.