

# RIGBY & MARCHANT



Originally a Victorian laundry and more recently offices, Rylett Studios W12 has known many lives. Its latest incarnation is a four-bedroom home, embracing a huge double-height reception room.



Rylett Crescent, - W12 9RP

Offers Over £3,500,000



RIGBY &  
MARCHANT

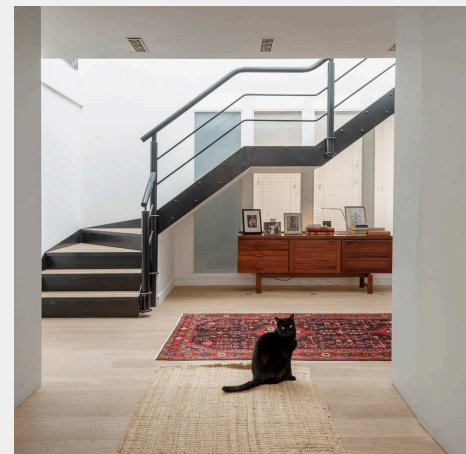
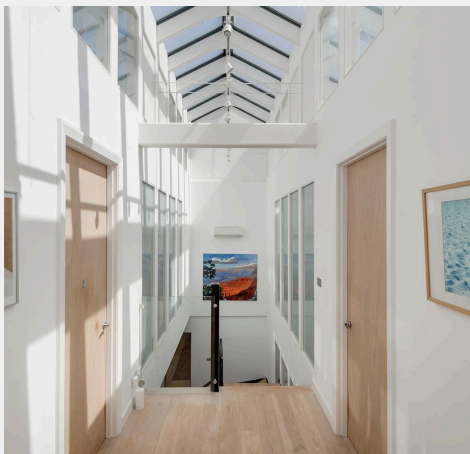


A remarkable former industrial building, thoughtfully reimagined as an expansive and highly individual family home, quietly positioned just off Rylett Crescent. Extending to over 4,300 sq ft, the house unfolds across wonderfully lateral living spaces with a strong architectural sensibility and exceptional volume throughout.

At its heart is an impressive open-plan kitchen and dining room, beautifully proportioned with extensive cabinetry and a calm, understated finish. Beyond lies an extraordinary reception space of almost 840 sq ft; a dramatic room designed for both entertaining and everyday family life, with large doors opening directly onto a decked garden. To the front of the house, a more intimate family room leads onto a separate patio, offering a quieter retreat from the principal living areas.

The ground floor also accommodates a generous utility room, guest cloakroom and a well-appointed double bedroom suite, ideal for guests, staff or older children, complete with excellent storage and an en suite shower room.

Upstairs, the bedroom accommodation is arranged with symmetry and balance. Two substantial double bedrooms sit opposite one another, each with their own en suite bathroom, while the principal suite occupies a striking position beneath a mezzanine roofline, drawing in exceptional natural light from above. A beautifully considered en suite bathroom and extensive storage complete the space. The house further benefits from underfloor heating, air conditioning, extensive built-in storage and one off-street parking space.







Rylett Crescent is discreetly positioned close to the open green spaces of Wendell Park and the independent shops and restaurants along Askew Road. Ravenscourt Park is within easy reach, while excellent connections are provided via the A4 and M4 towards central London and Heathrow Airport. The nearest Underground station is Stamford Brook station.

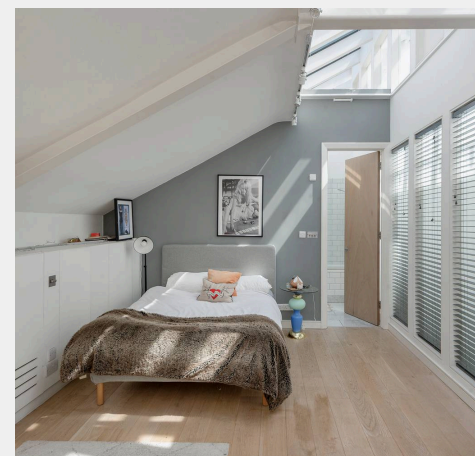
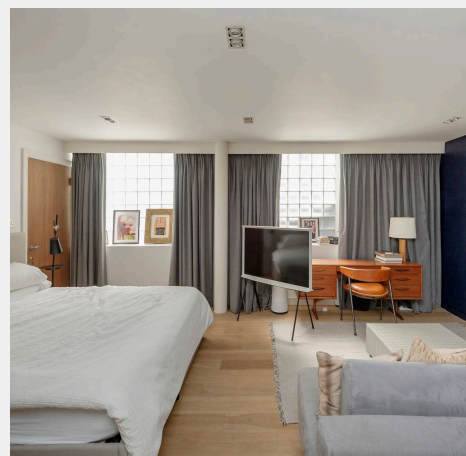
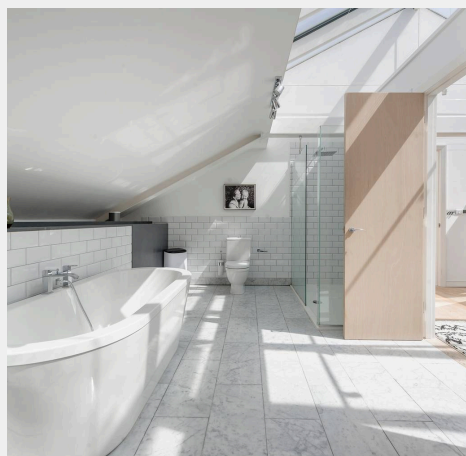
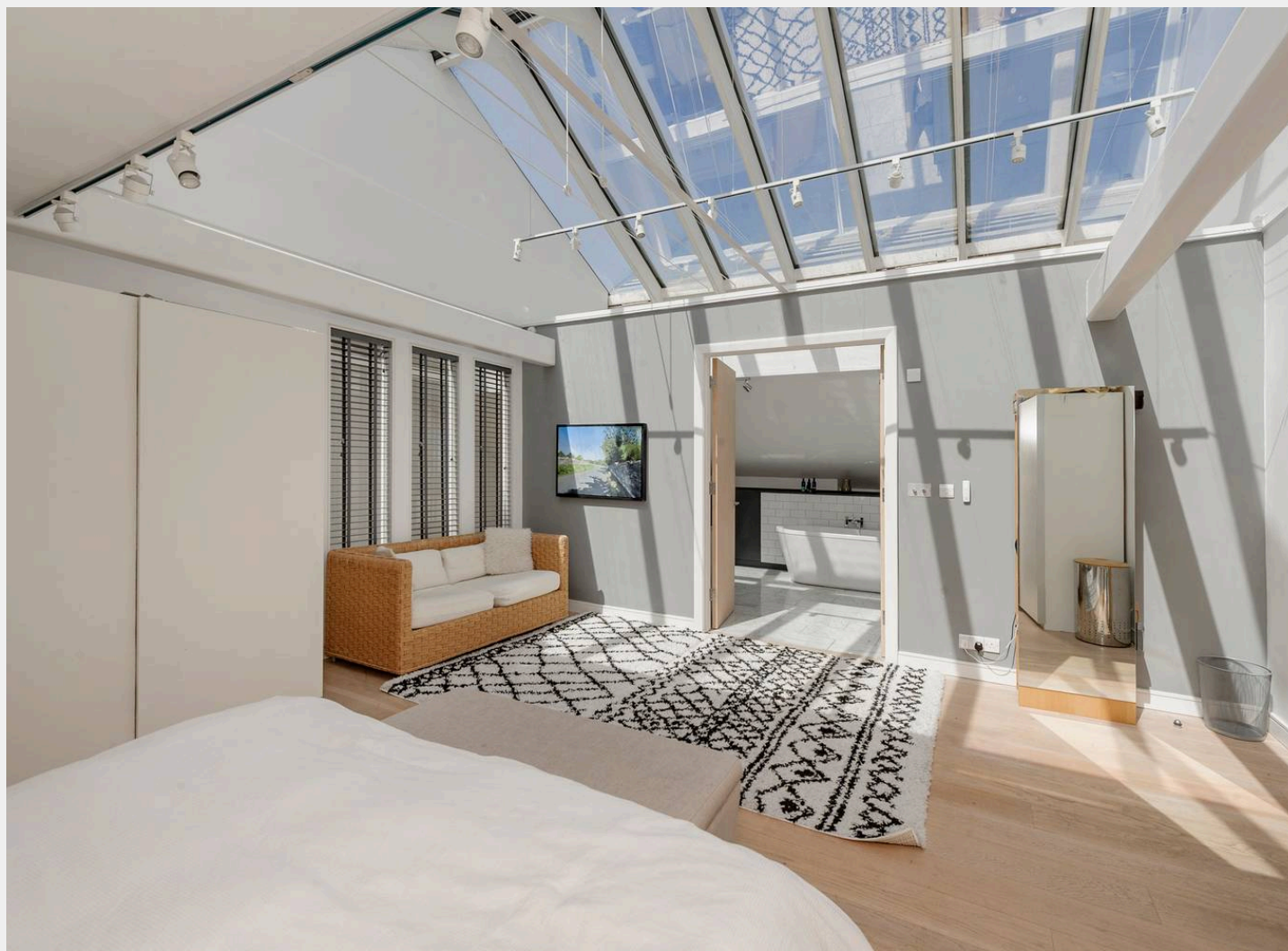
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

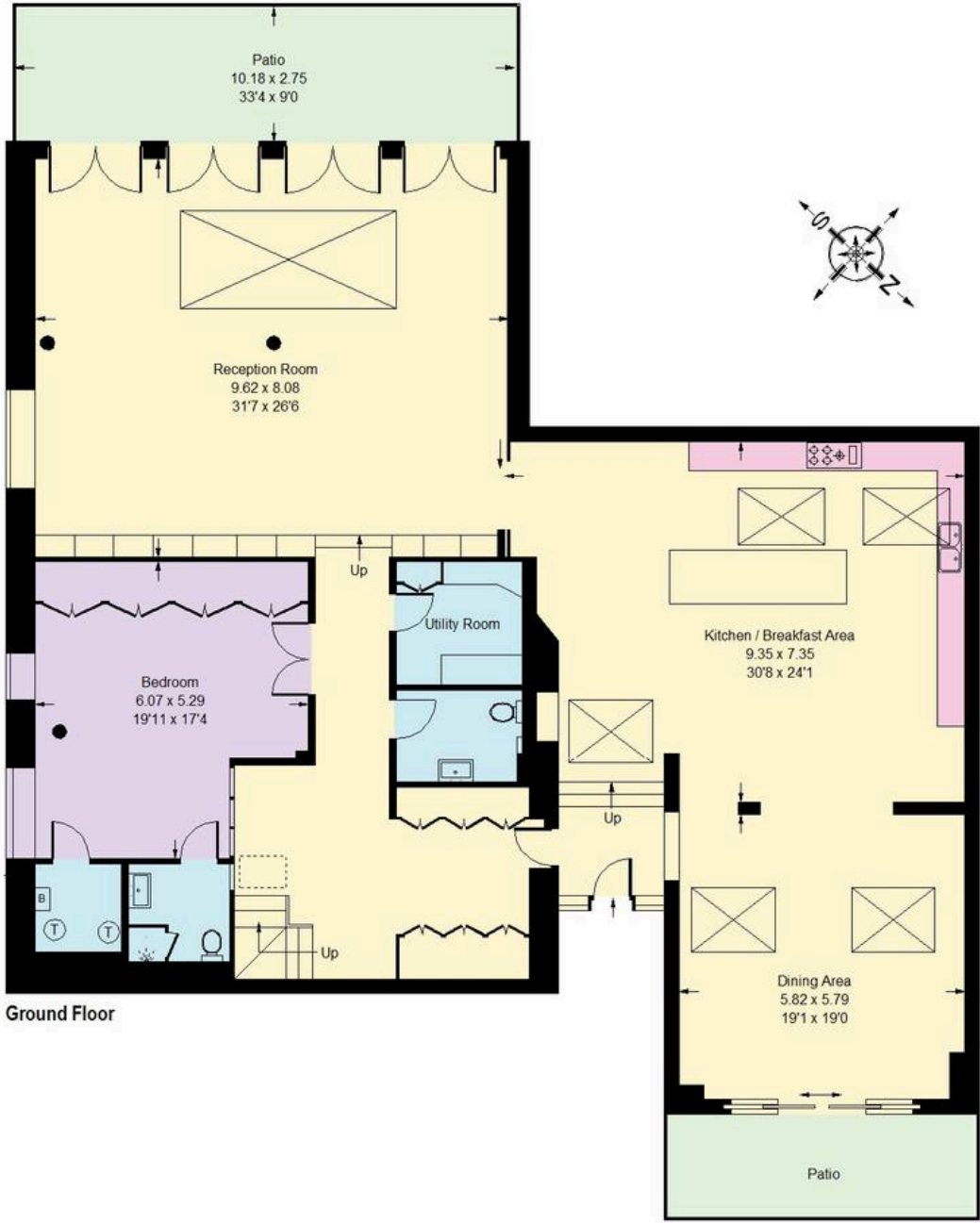
EPC Environmental Impact Rating: C

- Former Victorian industrial laundrette
- 4 bedrooms and 4 bathrooms
- Incredible double height reception room
- 1 parking space, aircon, underfloor heating

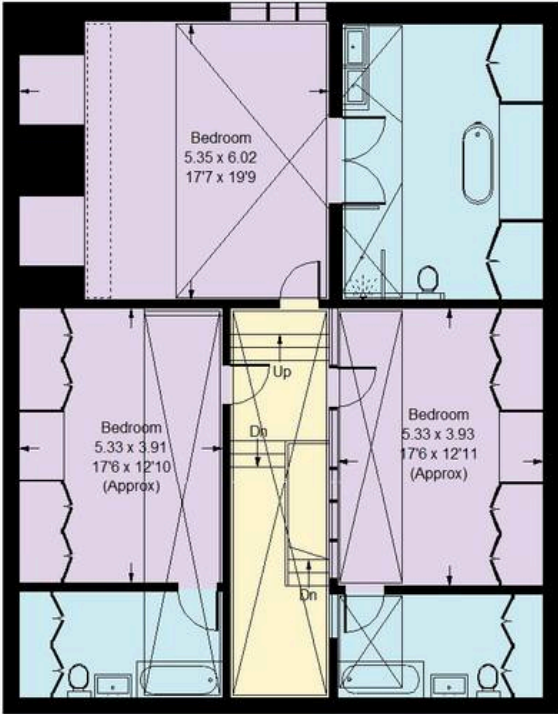


**Rylett Studios, W12**

Approx Gross Internal Area  
404.3 sq m / 4352 sq ft



**Ground Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0"

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.



## Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

[sales@rigbyandmarchant.co.uk](mailto:sales@rigbyandmarchant.co.uk)

[www.rigbyandmarchant.co.uk/](http://www.rigbyandmarchant.co.uk/)

**R&M**