



INTERLET

PALACE WHARF RAINVILLE ROAD, HAMMERSMITH, LONDON, W6  
£975 PW



A fabulous, brand new, interior designed, two bedroom, two bathroom second floor apartment facing the courtyard set within this newly converted, warehouse style, gated development on the River Thames in Hammersmith, London, W6. The apartment boasts a bright open plan kitchen and living area, two bedrooms with en suite bathrooms and separate WC. The fully fitted Metris Kitchen is complete with Miele appliances including an integrated dishwasher, washer/dryer, full height fridge freezer, oven, hob and integrated extractor fan as well as a wine cooler. The bathrooms comprise of full bathroom suites with underfloor heating whilst the bedrooms boast bespoke mirrored wardrobes and automatic lighting. Further benefits of the apartment include a Crestron audio visual system, a digital video door entry system and pre-wiring for Sky + TV. Tenants also benefit from a dedicated building manager who is on hand to assist with any property related issues, dedicated team of maintenance experts and 24-hour emergency helpline. With its riverside location, Palace Wharf is also conveniently close to a number of transport links including Hammersmith, Barons Court, Putney Bridge and Fulham Broadway Underground Stations, along with several regular and varied bus services which further improve accessibility. Council Tax Band: FEPC Rating: E[...]

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APPROX. GROSS INTERNAL AREA \*  
697 Ft<sup>2</sup> - 64.75 M<sup>2</sup>

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| 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>                                             |         |                                                                                                               |
| (55-68) <b>D</b>                                             |         |                                                                                                               |
| (39-54) <b>E</b>                                             | 50      | 50                                                                                                            |
| (21-38) <b>F</b>                                             |         |                                                                                                               |
| (1-20) <b>G</b>                                              |         |                                                                                                               |
| Not energy efficient - higher running costs                  |         |                                                                                                               |
| England, Scotland & Wales                                    |         | EU Directive 2002/91/EC  |
| Address: Palace Wharf Rainville Road, Hammersmith, London, W |         |                                                                                                               |

# interlet

SALES & LETTINGS

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