



Let **UK** Home

1 Bedrooms

Flat

Located in London

£3,142 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Rainville Road London

W6 9UF



Let UK Home are excited to offer a spacious, interior designed, ground floor one bedroom apartment with views facing the inner courtyard within this newly converted, warehouse style, gated development on the River Thames.

The apartment boasts a large open plan kitchen and living area. The fully fitted Metris Kitchen is complete with Neff appliances including an integrated dishwasher, washer/dryer, full height fridge freezer, oven, hob, and integrated extractor fan.

The bathroom comprises a full bathroom suite with underfloor heating whilst the bedroom with its bespoke mirrored wardrobes and automatic lights are also sure to impress. Further benefits of the apartment include a Crestron audio-visual system, connected to a Sonos home soundbar operating not only the TV but also the apartments lights, a digital video door entry system, and pre-wiring for Sky + TV.

With its riverside location, Palace Wharf is also conveniently close to a number of transport links including Hammersmith Overground and Underground Station, Barons Court, Putney Bridge, and Fulham Broadway Underground Stations, along with several regular and varied bus services which further improve accessibility.

Palace Wharf is perfectly located adjacent to the River Thames and is just a short walk to Putney and Hammersmith where there is access to overground and underground stations. Just around the corner lies Munster Village, a hidden gem, which hosts a number of boutique shops and delicious local restaurants. Also, moments away is the leafy open space of Bishops Park with its rose gardens, quaint cafés and Fulham Palace itself.

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- Ground Floor
- Creston Automated System | Gated Parking | Superfast Broadband
- 24-hour emergency & maintenance service | Lift Service
- Available furnished or unfurnished
- EPC Rating: C
- Newly refurbished | High specification | Pet Friendly
- Dedicated Building Manager | On-Site Security | CCTV
- Flexible rental terms | Available furnished or unfurnished
- New build gated development | Riverside location





GROUND FLOOR



Let **UK** Home

3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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