



STURGES
LONDON

Palace Wharf, Hammersmith, London
£3,142 Per month



- Interior Designed Warehouse Style Apartment
- Gated Development on the River
- Open Plan Kitchen
- Neff Appliances
- Video Door Entry, Sonos Soundbar, Creston AV System
- Great Transport Links inc Overground, Underground & Bus Routes



STURGES
LONDON



Rainville Road, London

A spacious, interior designed, ground floor one bedroom apartment with views facing the inner courtyard is available 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.

The apartment benefits from an on-site building manager who is on hand to assist with any property related issues. There is also a dedicated team of maintenance experts and they provide a 24-hour emergency helpline.

Local Authority:

Council Tax Band: E

Lease: Add text here

Service Charges: Add text here

Ground Rent: Add text here

STURGES
LONDON



GROUND FLOOR

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

For more information, please contact:

(Tel) 020 3393 2002

(Email) hello@sturgeslondon.co.uk

668 Fulham Road, Parsons Green, London, SW6 5RX

sturgeslondon.co.uk

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