



## NEW BUILD UNIQUE RIVERSIDE TOWNHOUSE FOR SALE

*Historic private gated development in Fulham*



PRICE ON APPLICATION



*Newly built 3 bedroom townhouse in a private gated development on the river*

**FEATURES**

- Arranged over four floors and totalling 1,875 sq ft
- The house also includes three en-suite bathrooms with a separate cloakroom on the ground floor
- Located within a private gated development on the river
- Recently refurbished to the highest specification
- Three fabulous balconies at three different levels overlooking the River Thames
- Comfort cooling to kitchen, living room, dining room and master bedroom
- Private parking space allocated to the property
- Crestron automated AV system



**PALACE WHARF**

This unique townhouse is located within an outstanding gated development of 16 luxurious one, two and three bedroom apartments and 5 townhouses, known as Palace Wharf and immediately adjacent to the River Thames. Townhouse 1 is the only property available for sale within this development, making it a unique opportunity for any potential purchaser.



3 Bedrooms  
4 Bathrooms  
1,875 sq ft  
Allocated parking space  
Freehold with Estate service charge  
Price on application



## SPECIFICATION

### GENERAL SPECIFICATION

- Premier walnut engineered timber flooring to both reception rooms
- Bespoke coricing throughout
- Walnut finished doors with polished chrome ironmongery

### KITCHEN

- Bespoke, high gloss 'Macassar' kitchen with fully integrated appliances
- Polished quartz worktop and ceramic floor
- Miele multi-functional oven
- Miele induction hob
- Concealed Miele extractor hood
- Miele fridge freezer with ice maker
- Miele coffee machine
- Miele dishwasher
- Blanco stainless steel under mounted sink
- Temperature controlled wine cabinet
- Glass splash back

## BEDROOMS

- Luxury fully fitted carpets to all bedrooms
- Bespoke mirrored walnut fitted joinery to bedrooms 2 & 3
- Walk-in wardrobe with walnut fitted joinery to master bedroom

## MASTER BATHROOM

- Marble effect 'Minoli calacatta' wall and floor tiles
- Marble vanity top with undermount sink
- Fully fitted bathrooms with Hansgrohe taps and shower
- De-mister pads to bathroom mirrors

## BATHROOMS 2 & 3

- Luxury grey wall and floor tiles
- Marble vanity top with undermount sink
- Fully fitted bathrooms with Hansgrohe taps and showers
- De-mister pads to bathroom mirrors

## UTILITY ROOM

- Miele washer/dryer
- Sink and drainer
- Ceramic floor



### OUTSIDE SPACE:

- Spacious external terraces from living room, master bedroom and second bathroom with panoramic views over the River Thames, accessed by bifold doors
- Glass balustrade and copper cladding framing

### LIGHTING & AV:

- Lighting provided via an intelligent control system, allowing dimming and user programmed scene setting
- Crestron system programmed for whole house functionality, allowing the user full control over TVs, music, lighting and heating. System controlled via Crestron touch panel and iPad
- Samsung LED televisions in reception room and all bedrooms
- Pre-wired for internet, telephone and multi-media distribution

### HEATING & COOLING:

- Heating and hot water supplied by independent combi-boiler
- Bathrooms heated via an electric under floor heating system with electric heated towel radiators
- Comfort cooling to kitchen, living room, dining room and master bedroom

### SECURITY & PEACE OF MIND:

- On site 24 hour porter/security
- Integrated video entry system
- Integrated CCTV
- All apartments provided with mains supply smoke and heat alarms
- Intruder alarm system

### PARKING:

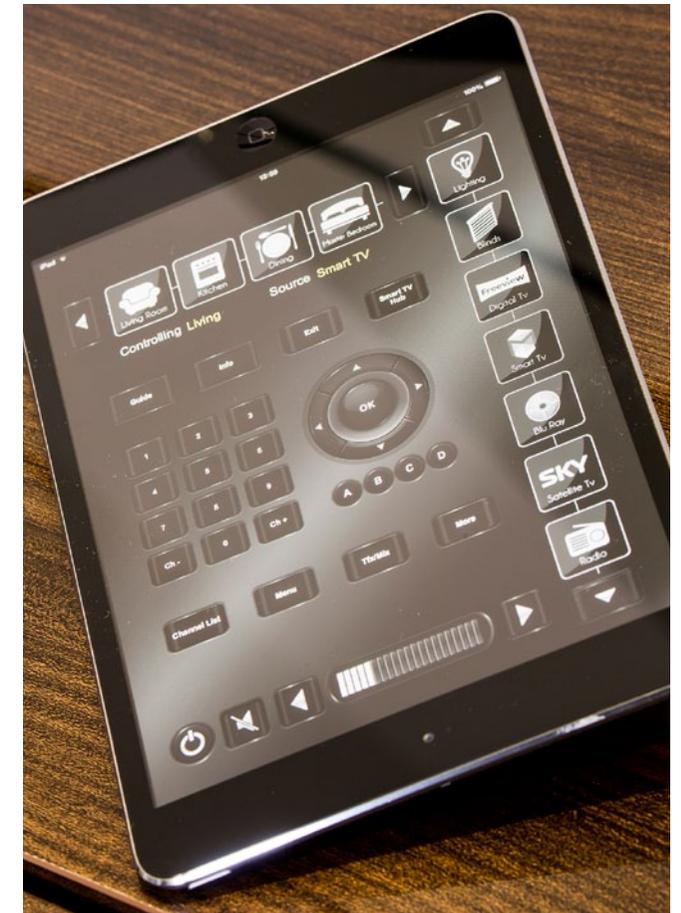
- House 1 is entitled to a parking space in front of the property

### SUSTAINABILITY:

- Photovoltaic panels on the roof generating electricity for the property

### ESTATE SERVICES

- An estate service charge of £2 per square foot for porter and security, car park and external maintenance, gardening, landscaping and insurance



TOTAL SQUARE FOOTAGE 1,875 SQ FT



GROUND FLOOR



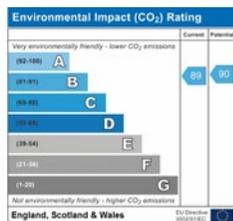
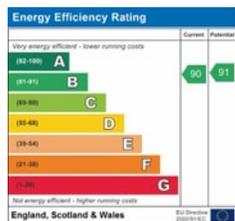
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





## LOCATION

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.





## CONTACT

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