



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

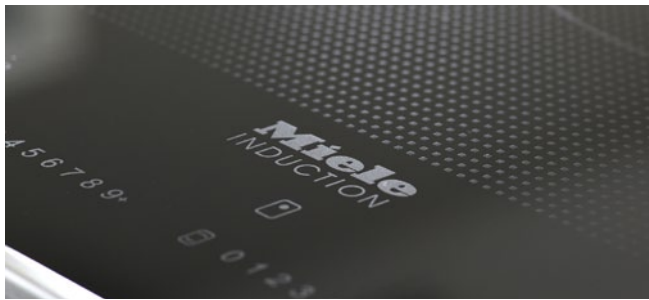
PALACE WHARF

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:

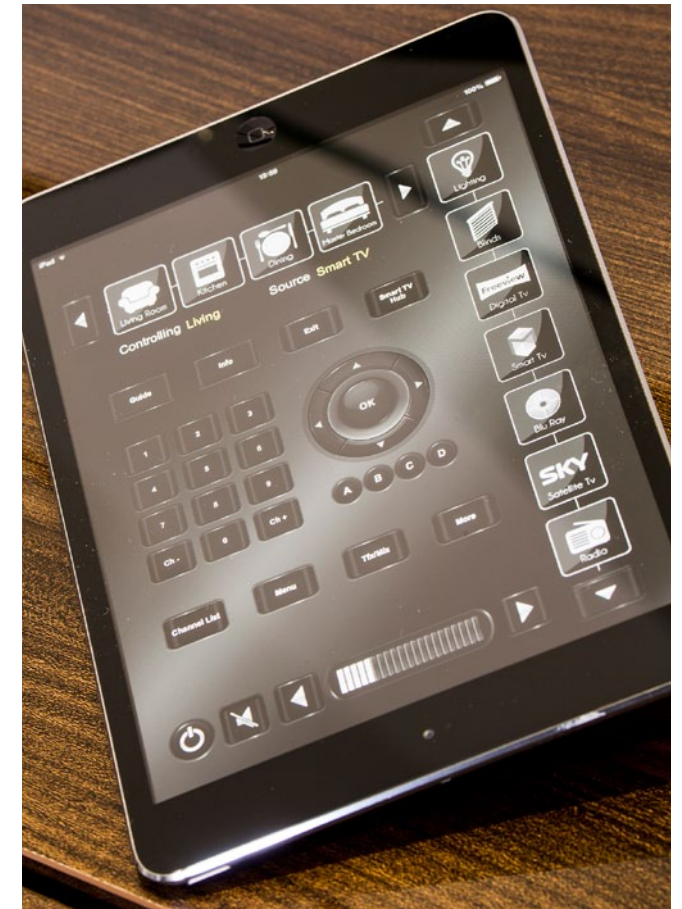
- House 1 is entitled to a parking space in front of the property

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



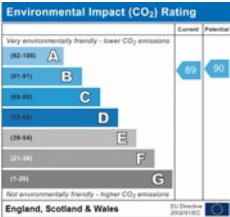
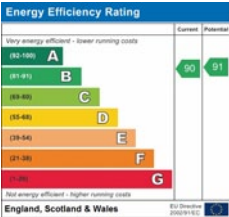
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

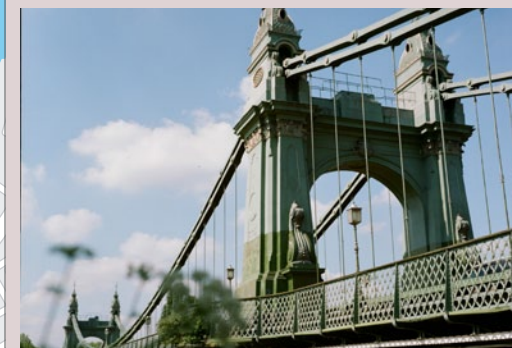




LOCATION

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.





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