



Palace Wharf Hammersmith W6

A stunning brand new interior designed two bedroom, two bathroom apartment set within this newly converted, warehouse style, gated development on the River Thames. The apartment boasts a bright open plan kitchen and living area, master bedroom with en suite shower room. 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. 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.

KEY FEATURES

2 bedrooms

2 bathrooms

New build gated development

On-site building manager

Key phone entry system

Pet friendly

Available Immediately





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | 62 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

KEY INFORMATION

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|--------------------------|--|
| Local authority: | London Borough of Hammersmith & Fulham |
| Internal area: | 882 sq. ft. / 81.94 sq. m. |
| Council tax band: | F |
| Available from: | Immediately |
| No. of bedrooms: | 2 |

