



Palace Wharf Hammersmith W6

On offer is over 1,200 sq. ft. of luxury living set over three floors. On the first floor is the master bedroom which boasts not only an en suite bathroom but also a balcony. There is also a second bedroom and separate toilet. On the second floor is a further third bedroom and bathroom, a separate laundry room with washer / dryer and spacious kitchen / diner perfect for entertaining. The third floor provides access to the private roof terrace overlooking the river. The fully fitted Metris Kitchen is complete with Miele appliances including an integrated dishwasher, full

height fridge-freezer, oven, hob and integrated extractor fan as well as a Caple wine cooler. The bathrooms comprise of full bathroom suites with underfloor heating whilst the bedrooms boast bespoke mirrored wardrobes and automatic lights which are sure to impress. Further benefits of the apartment include comfort cooling to the master bedroom and kitchen / diner, a Crestron audio visual system, a digital video door entry system and pre-wiring for Sky + TV.

KEY FEATURES

3 bedrooms

3 bathrooms

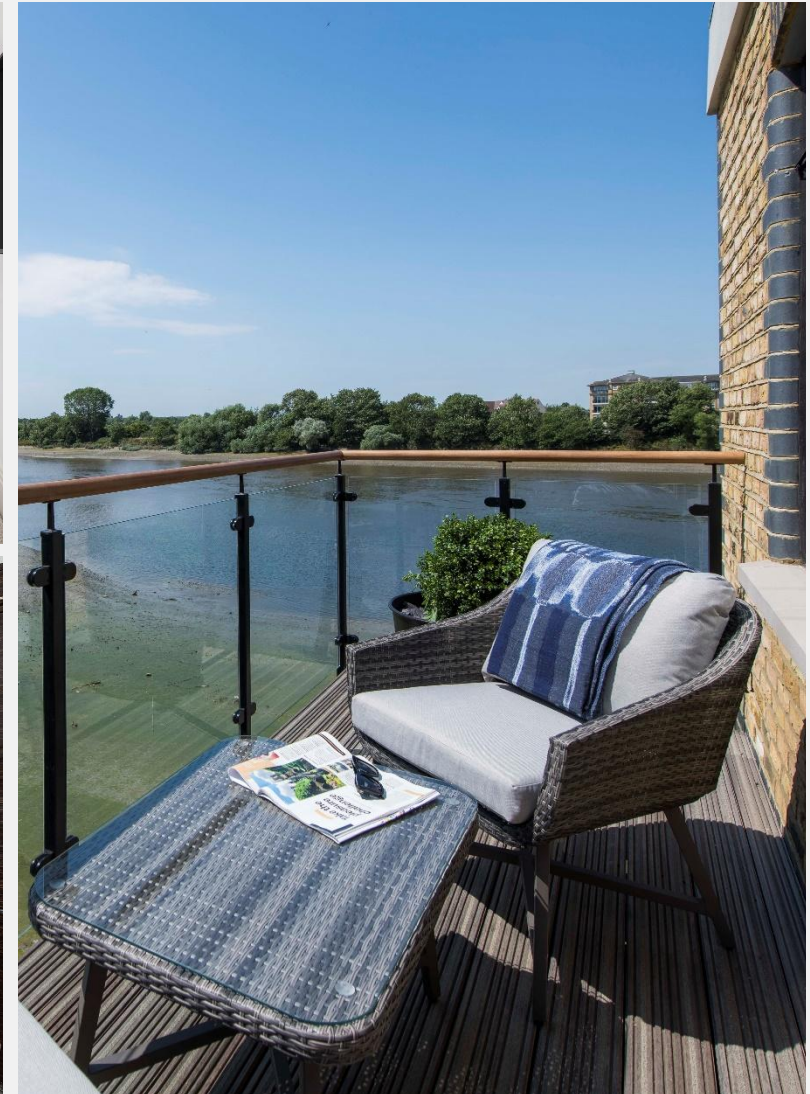
2 balconies with river views

Separate laundry room

Fully fitted Metris Kitchen with Miele appliances

Comfort cooling to the master bedroom and kitchen / dining space

Excellent transport links





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	46 E
21-38	F		
1-20	G		

KEY INFORMATION

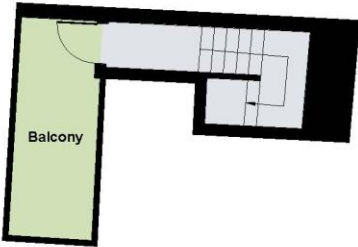
Local authority:	London Borough of Hammersmith & Fulham
Internal area:	1,214 sq. ft. / 112.78 sq. m.
Council tax band:	F
Available from:	1 st of October



First Floor
Approximate Floor Area
549 sq. ft
(51.00 sq. m)



Second Floor
Approximate Floor Area
549 sq. ft
(51.00 sq. m)



Third Floor
Approximate Floor Area
116 sq. ft
(10.78 sq. m)