



A fantastically spacious, interior-designed, ground floor one bedroom apartment facing the 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 Miele appliances including an integrated dishwasher, washer / dryer, full height fridge-freezer, oven, hob and integrated extractor fan as well as a Caple wine cooler. 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 include a Crestron audio visual system, a digital 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. Council tax band E.

ENERGY PERFORMANCE CERTIFICATE

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

KEY INFORMATION

Local authority:	London Borough of Hammersmith & Fulham
Internal area:	623 sq. ft. / 57.88 sq. m.
Available from:	Immediately

