



**2nd floor-3 bedrooms- 214sqft
Rainville Road, Palace Wharf,
Hammersmith, W6 9UF**

TO RENT £8,428 PCM

This spectacular 1200 sq/ft, duplex apartment is located within a private, gated warehouse-style development. Set over three floors, it comprises three bedrooms, three bathrooms and a private balcony and roof terrace offering stunning views of the River Thames.

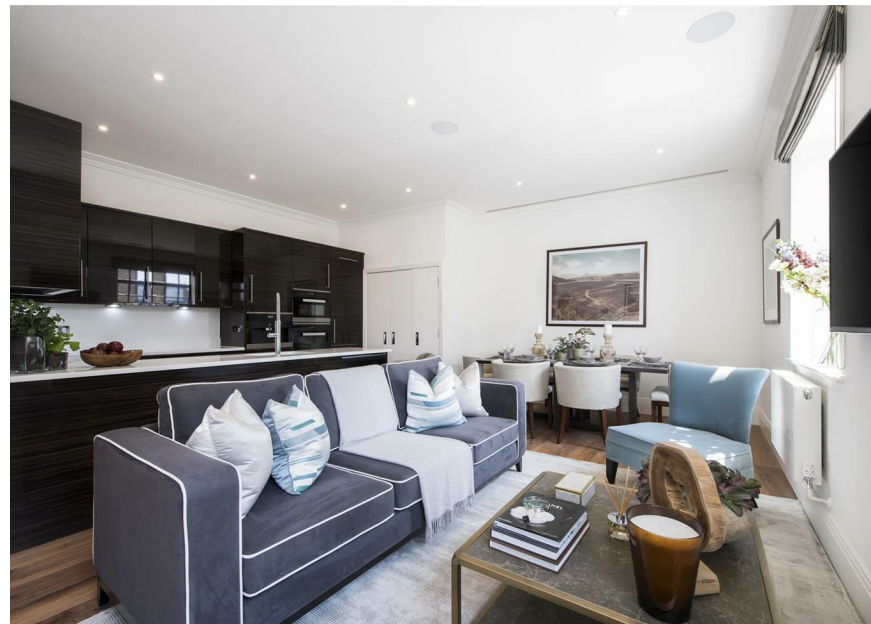
- Interior designed
- Riverside location | Pet Friendly
- Balcony and roof terrace
- New build gated development
- Transport Links

2nd floor-3 bedrooms- 214sqft Rainville Road, Palace Wharf,
London W14 9HP



Location

With its riverside location, Palace Wharf is conveniently close to a number of transport links including Hammersmith Overground and Underground Station, Barons Court, Putney Bridge and Fulham Broadway Underground Stations, along with several regular and varied bus services which further improve accessibility.



Description

A spectacular duplex interior designed three bedroom, three bathroom apartment with a private balcony and roof terrace, offering stunning views of the River Thames and set within this newly converted, warehouse style, gated development.

On offer is over 1200 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 WC.

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.

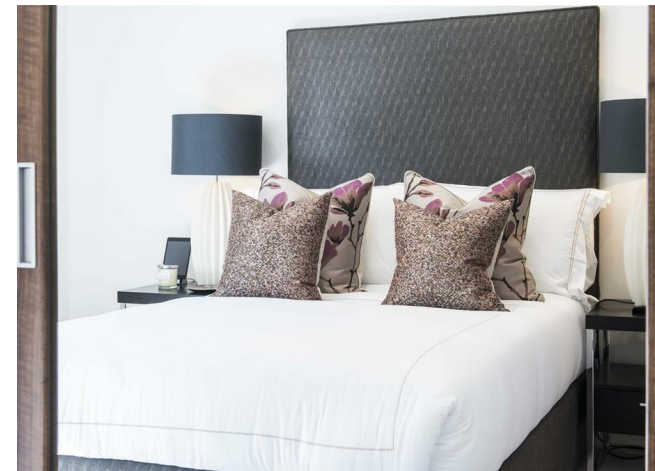
The third floor provides access to the private roof terrace overlooking the river. The fully fitted Metris Kitchen is complete with Miele appliances including an integrated dishwasher, full height fridge freezer, oven, hob and integrated extractor fan as well as a Caple wine cooler.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	46
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.