



**Rainville Road, W6**

**£1,190 Per Week**

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

- Modern build gated development
- Two large bedrooms
- Underfloor heating
- Close to Hammersmith station
- Spacious and bright reception
- Two bathrooms
- Crestron Home automation system
- Stylish open plan kitchen
- Interior designed
- Riverside location



| Energy Efficiency Rating                    |            | Environmental Impact (CO <sub>2</sub> ) Rating                  |            |
|---------------------------------------------|------------|-----------------------------------------------------------------|------------|
| Low energy efficient - lower running costs  | Current    | More environmentally friendly - lower CO <sub>2</sub> emissions | Current    |
| <b>(11-15) A</b>                            |            | <b>(101-105) A</b>                                              |            |
| <b>(16-20) B</b>                            |            | <b>(106-110) B</b>                                              |            |
| <b>(21-25) C</b>                            |            | <b>(111-115) C</b>                                              |            |
| <b>(26-30) D</b>                            |            | <b>(116-120) D</b>                                              |            |
| <b>(31-35) E</b>                            |            | <b>(121-125) E</b>                                              |            |
| <b>(36-40) F</b>                            |            | <b>(126-130) F</b>                                              |            |
| <b>(41-45) G</b>                            |            | <b>(131-135) G</b>                                              |            |
| Not energy efficient - higher running costs |            | Not environmentally friendly - higher CO <sub>2</sub> emissions |            |
| England & Wales                             | 2008/11/EC | England & Wales                                                 | 2008/11/EC |