



Viewings by appointment  
0207 483 2611

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# Rainville Road, W6 9UF

£5,163 \*fees apply



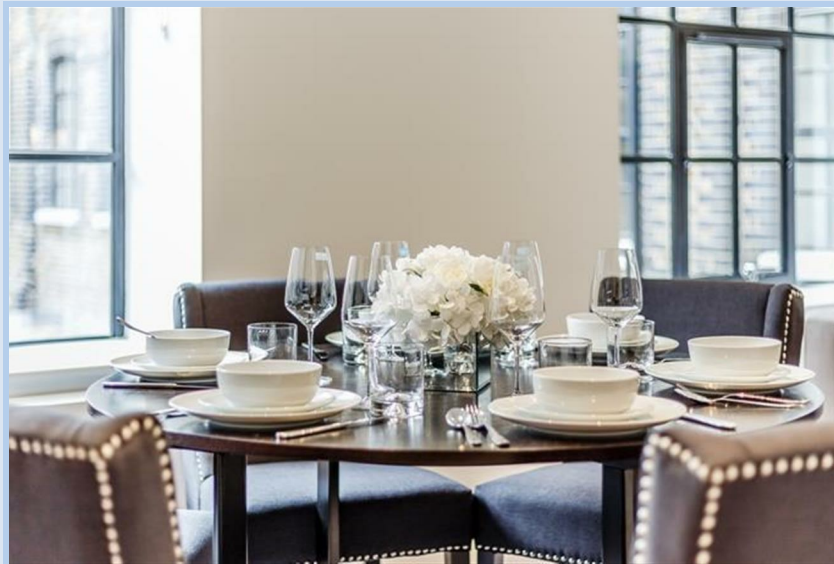
This interior-designed first-floor apartment offers 941 sq ft of high-spec living in a gated, warehouse-style riverside development. Overlooking the courtyard, it features a bright open-plan kitchen and reception with Miele appliances and a wine cooler. The principal bedroom includes an en suite shower room, with a second double bedroom and modern guest bathroom, both with underfloor heating. Additional features include bespoke mirrored wardrobes, Crestron AV, digital video entry, lift access and on-site management, with excellent transport links nearby.

#### Key Features

- First-floor two-bed, two-bath apartment
- 941 sq ft warehouse-style conversion
- Open-plan living facing the courtyard
- Miele kitchen with wine cooler
- Principal bedroom with en suite
- Underfloor heating to both bathrooms
- Bespoke mirrored wardrobes
- Crestron AV & digital video entry
- CCTV, gated development & lift
- Furnished or unfurnished

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax band: F  
EPC rating: C



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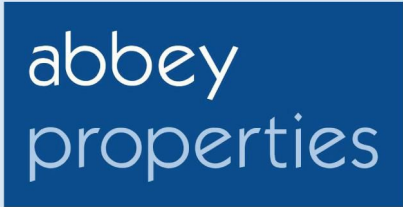


- Interior Designed | Gated Development
- Off street parking | Landscaped gardens
- 24-Hour Emergency Helpline | Lift Service
- Open plan living area | En-suite bathroom
- Concierge Service | On-Site Building Manager | CCTV
- Flexible Rental Terms | Available Furnished & Unfurnished



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

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**0207 483 2611**  
7-8 Regency Parade  
London, NW3 5EG



\*All Fees stated are inclusive of VAT (calculated at 20%)  
Referencing Fee: £29.50 per applicant  
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
Administration fees: £107 per property

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