



{ RAINVILLE RD LONDON W6
£1,945 PER WEEK AVAILABLE 03/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Rainville Rd London W6

**£1,945 Per Week
Furnished**

 **3 Bedrooms**
 **3 Bathrooms**
 **1 Reception**

Features

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

Council Tax

Council tax band not specified

Hamptons

8 Hornton Street
Kensington, London, W8 4NW
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www.hamptons.co.uk

The Property

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 +

Location

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.

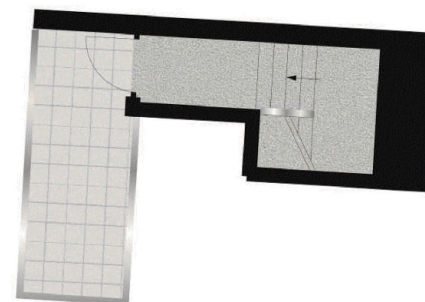




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

APPROX. GROSS INTERNAL AREA *
1214 Ft² - 112.78 M²

Property Details:

FLAT STARBOARD PENTHOUSE
PALACE WHARF
RAINVILLE ROAD
LONDON W6



Surveyed and Drawn By:

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Plans Drawn: 01.05.2017

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	46	46
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

