



**JAMES  
ANDERSON**



## TO LET

Crisp Road, London, W6

## £5,500 Per Month

Per Month

Located in the Prestigious Queens Wharf Riverside Development, this bright apartment is configured over 1450sqft to offer three spacious double bedrooms each with private balconies overlooking the River Thames. The principal bedroom offers an en-suite with freestanding bath and walk in shower in addition to ample built in wardrobe space. At the front of the property you will find a fitted kitchen and open plan living/dining room leading out onto a private balcony with sweeping unobstructed views over both Hammersmith Bridge and the River Thames. The property also offers allocated underground parking and concierge service.



Three Double Bedrooms



Three Modern Bathrooms



Stunning Reception Room



Open Plan Kitchen



EPC B / Council Tax G / Deposit £6,346.15



Hammersmith Station



Exceptional Local Schools



Stunning Views



Private Balconies

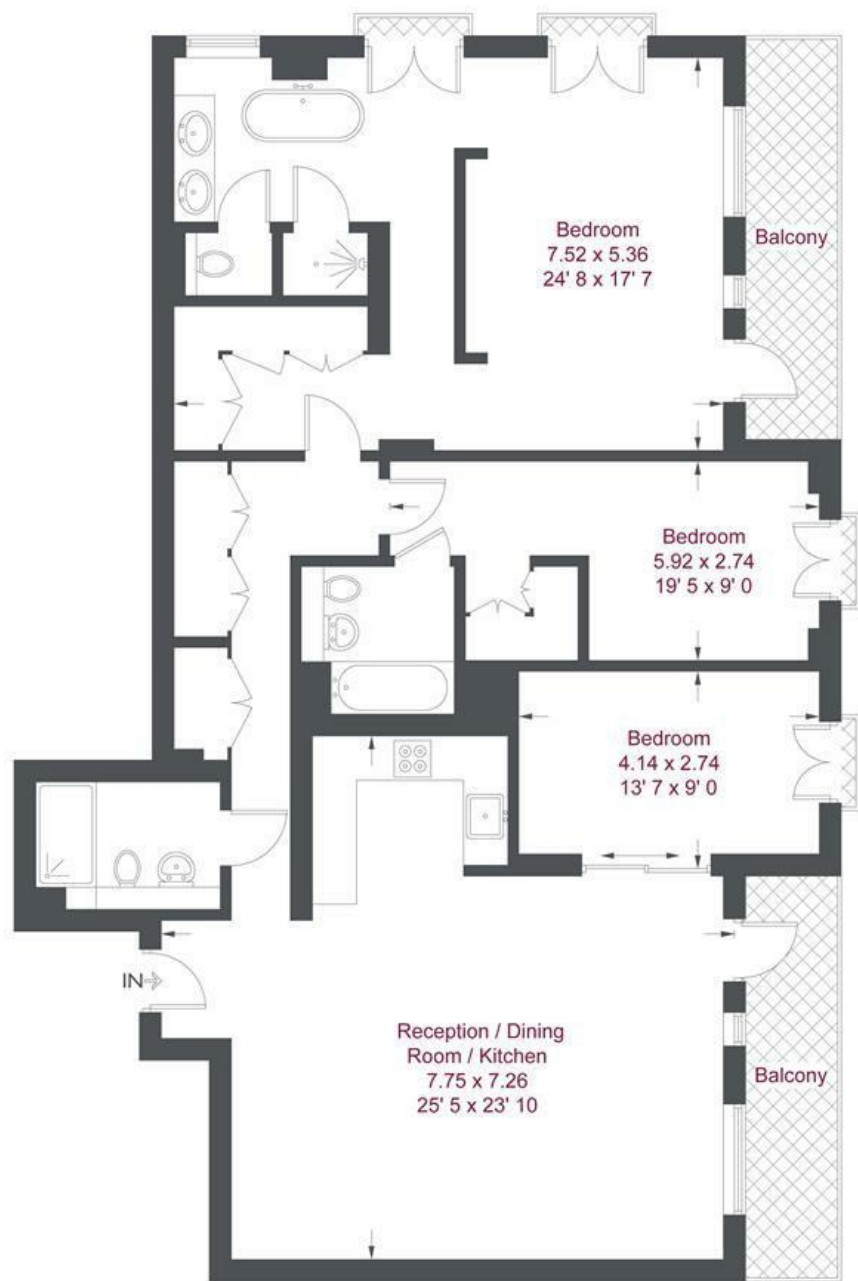


12 Month Minimum Term / Holding Deposit £1,269.23



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



Fifth Floor

## Queens Wharf

Approximate Gross Internal Area = 1452 sq ft / 134.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>88</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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