



## Rainville Road, W6

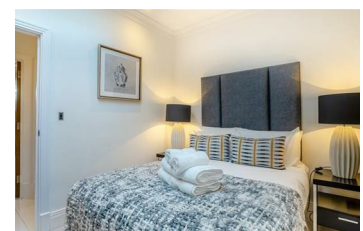
**£1,010**

A stunning brand new interior designed, two bedroom, two bathroom second-floor apartment facing the courtyard set within this newly converted, warehouse style, gated development on the River Thames.

The apartment boasts a bright open plan kitchen and living area, two bedrooms with en suite bathrooms and separate WC. 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 wine cooler. The bathrooms comprise of full bathroom suites with underfloor heating whilst the bedrooms boast bespoke mirrored wardrobes and automatic lighting. 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.

Residential Land is the owner and managing agent of this property. Rent directly from us and pay no agency fees. All our tenants benefit from a dedicated building manager who is on hand to assist with any property-related issues. We also employ a dedicated team of maintenance experts and provide a 24-hour emergency helpline.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>B</b>	<b>B</b>
105 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )	75 kWh/m <sup>2</sup> (kWh/m <sup>2</sup> )	100 g/kWh (g/kWh)	75 g/kWh (g/kWh)
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England & Wales 2008/1/EC