



Viewings by appointment  
0207 483 2611

abbey  
properties

# Rainville Road, W6 9UF

£3,423 \*fees apply



This well-presented ground-floor one-bedroom apartment sits within Palace Wharf, a gated riverside warehouse conversion overlooking the Thames. Offering 623 sq ft, it includes a bright open-plan living and dining space with large Crittall-style windows, a modern Miele-fitted kitchen with integrated appliances, and a double bedroom with bespoke mirrored wardrobes. The contemporary bathroom provides a full suite with underfloor heating, while high ceilings, good storage, CCTV, lifts and on-site management add to the appeal. Available furnished or unfurnished, with strong transport links and a one-month rent-free offer.

## Key Features

- Ground-floor 1-bedroom warehouse conversion (623 sq ft)
- Open-plan living/dining with Crittall-style windows
- Modern Miele kitchen with wine cooler & integrated appliances
- Contemporary bathroom with underfloor heating
- Bespoke mirrored wardrobes & high ceilings
- CCTV, lifts & on-site building manager
- Furnished/unfurnished options

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: E  
EPC Rating: B



abbey  
properties



- 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 |         |           |  |         |           |
| (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 |         |           |  |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |

Viewings by appointment  
0207 483 2611

7-8 Regency Parade  
London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

abbey  
properties



\*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

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.