

ALEXANDER
STEER

RAINVILLE ROAD, W6

£3,150,000

FREEHOLD



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PROPERTY FEATURES

- Gated Development with Concierge
- South Facing with Panoramic River Views
- Allocated Off Street Parking
- No Onward Chain
- Newly Built with Warranty
- Highly Sought After Location



RAINVILLE ROAD

£3,150,000

A stunning, contemporary/modern townhouse situated within a gated development offering panoramic views of the River Thames. Nestled in between Victorian houses in the heart of the Crabtree Conservation Area, this unique, architecturally designed property offers almost 1,900sqft (173sqmts) of living space in a highly desirable location. Offered with a build warranty with several years left to run, this house is a perfect buy for someone looking for a 'turn key' property in a brilliant area.

Arranged over four floors, you enter on the ground floor into a large hall benefitting from built in storage for coats/shoes and a guest W/C. You continue through past a purpose built utility room into a wonderful, spacious kitchen diner complete with high spec appliances, quartz tops and a kitchen island with induction hob in the centre. On the first floor you have a large, dual aspect, double reception room with stunning views over the river. This wonderful entertaining space benefits from bifolding doors out onto a private, south facing terrace again with amazing views. On the second floor there are two double bedrooms both with their own en-suite bathrooms and built in storage with the river facing bedroom benefitting from its own private terrace. The third floor is home to the master suite which spans the whole of this floor offering a real feeling of luxury. This room again benefitting from its own en suite bath and shower room complete with him/her sinks and a spacious walk -in wardrobe. Positioned within a gated development the property benefits from access to a concierge and has an off street allocated parking space. This stunning home is a must see and offered to the market with no onward chain.

Oxbridge Terrace is a popular gated development nestled in the middle of the quiet residential street Rainville Road. Part of the highly sought after crabtree conservation area, Rainville Road is well located for amenities locally along the Thames tow path with a wide range of options ranging from traditional & gastro pubs such as The Crabtree to the Michelin-starred/AA Rosette winning Riverside Cafe & Sams Riverside Brasserie. The nearby redeveloped riverside studios and fulham reach development are home to a theatre, golf simulator and cinema. The more functional outlets such as supermarkets are on Fulham Palace Road and located within the Kings Street Mall. There is plenty of green space nearby with Bishops Park under a mile away and accessible on foot via the Thames tow path. Rainville Road is well linked in terms of transport with Hammersmith Underground under a mile away offering excellent links in and out of the city.





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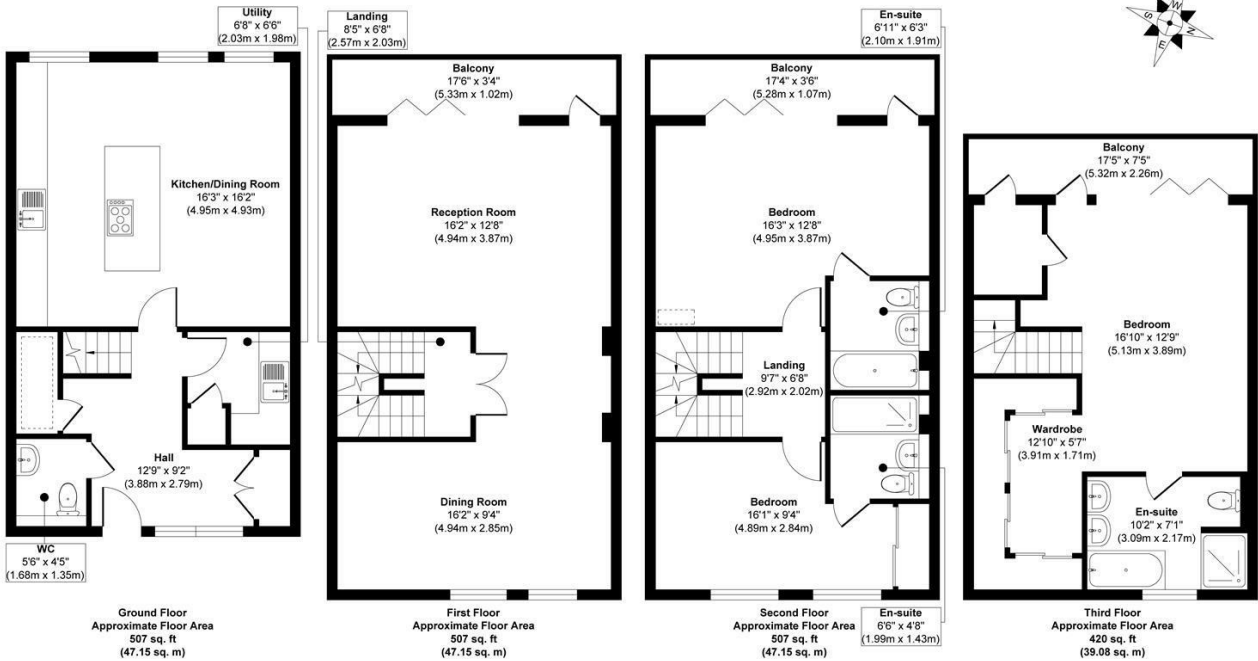
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Council Tax Band

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Approx. Gross Internal Floor Area 1941 sq. ft / 180.53 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

