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ULTRA ESTATES
Sales, Lettings, Management

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**16 PALACE WHARF APARTMENTS, RAINVILLE ROAD,
LONDON, W6**

£725 pw / £3,142 pm Subject To Contract



A fantastically spacious, interior designed, ground floor one bedroom apartment facing the courtyard is available within this newly converted, warehouse style, gated development on the River Thames. The apartment boasts a large open plan kitchen and living area. 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 Caple wine cooler. The bathroom comprises full bathroom suite with underfloor heating whilst the bedroom with its bespoke mirrored wardrobes and automatic lights is also sure to impress. 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. 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.

Bedroom : Bathroom : Reception Room : Kitchen : EPC Rating D

For more information please contact Ultra Estates
61 Rossmore Road, London NW1 6RB





Property Details:

**PALACE WHARF
RAINVILLE ROAD
LONDON W6**



Surveyed and Drawn By:

BKR

Sunnyhill House
3-7 Sunnyhill Road
London, SW16 2JG

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APPROX. GROSS INTERNAL AREA *
623 Ft² - 57.88 M²

Plans Drawn: 01.05.2017

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Fees and Charges

UPFRONT PAYMENTS/FEEES FOR LETTING THIS PROPERTY, IF IT IS AN AST LETTING, CONSIST ONLY OF THE RENT TENANCY DEPOSIT AND ANY AGREED HOLDING DEPOSIT (IF APPLICABLE). FOR A LIST OF ADMINISTRATIVE PAYMENTS AND FEES APPLICABLE TO ALL OTHER LETTINGS, PLEASE CONTACT US FOR FURTHER INFORMATION.

Energy Performance Certificate



16 Palace Wharf, Rainville Road, LONDON, W6 9UF

Dwelling type: Ground-floor flat
Date of assessment: 08 March 2017
Date of certificate: 21 March 2017
Reference number: 0188-8058-7377-5503-7914
Type of assessment: SAP, new dwelling
Total floor area: 58 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

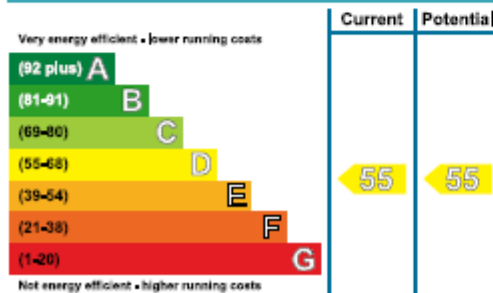
Estimated energy costs of dwelling for 3 years: £ 2,283

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	Not applicable
Heating	£ 1,347 over 3 years	£ 1,347 over 3 years	
Hot Water	£ 783 over 3 years	£ 783 over 3 years	
Totals	£ 2,283	£ 2,283	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.