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## ULTRA ESTATES

Sales, Lettings, Management

### 21 PALACE WHARF APARTMENTS, RAINVILLE ROAD, LONDON, W6

**£1,043 pw / £4,520 pm Subject To**



A stunning brand new interior designed two bedroom, two bathroom first floor apartment set within this newly converted, warehouse style, gated development on the River Thames. The apartment boasts a large open plan kitchen and living area, two bedrooms both with en suite bathrooms and a 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 Caple wine cooler. The bathrooms comprise of full bathroom suites with underfloor heating whilst the bedrooms boast bespoke mirrored wardrobes and automatic lights which are 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.

**2 Bedrooms : En Suite Shower Room : En Suite Bathroom : Guest WC : Reception Room : Kitchen/Dining Room : Lift : EPC Rating D**

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





Property Details:

**PALACE WHARF  
RAINVILLE ROAD  
LONDON W6**



**APPROX. GROSS INTERNAL AREA \***  
882 Ft<sup>2</sup> - 81.94 M<sup>2</sup>

**Plans Drawn: 01.05.2017**

## **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 Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
62	62