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ULTRA ESTATES

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Sales, Lettings, Management

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

£820 pw / £3,553 pm Subject To Contract



Situated on the first floor of a converted warehouse this stunning two bedroom, two bathroom loft apartment facing the courtyard has been interior designed to accommodate luxury living. The apartment comprises an open plan kitchen/ reception room, two double bedrooms with the master benefiting from an en-suite shower room and views to the River Thames, guest bathroom and ample storage. The fully fitted Metris Kitchen is complete with Miele appliances including an integrated dishwasher, washer/dryer, fridge freezer, and a Caple wine cooler. The bathrooms comprise of full bathroom suites with underfloor heating. Further benefits of the apartment include a Smart Home audio visual system, a digital video door entry system, CCTV and high ceilings. 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 : Bathroom : Reception Room : Kitchen : EPC Rating E

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 *
609 Ft² - 62.13 M²

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 Performance Certificate



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

Dwelling type: Mid-floor flat
Date of assessment: 08 March 2017
Date of certificate: 21 March 2017
Reference number: 0053-3808-7577-9703-8661
Type of assessment: SAP, new dwelling
Total floor area: 62 m²

Use this document to:

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

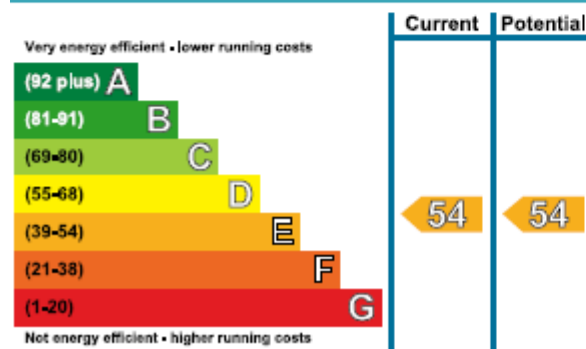
Estimated energy costs of dwelling for 3 years: £ 2,394

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	Not applicable
Heating	£ 1,428 over 3 years	£ 1,428 over 3 years	
Hot Water	£ 804 over 3 years	£ 804 over 3 years	
Totals	£ 2,394	£ 2,394	

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.