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**ULTRA ESTATES**

Sales, Lettings, Management

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

**£1,453 pw / £6,296 pm Subject To**

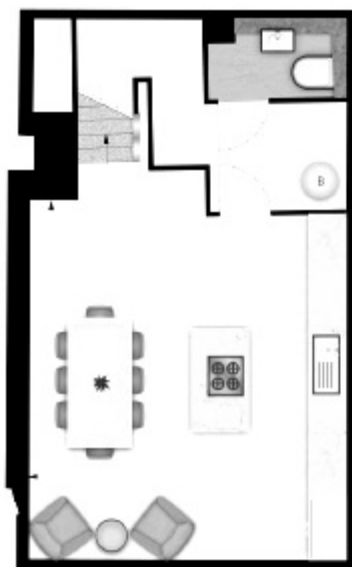


A spectacularly spacious two-bedroom, two-bathroom ground floor apartment with fabulous entertaining basement is available within this newly converted, warehouse style, gated development on the River Thames. On offer is over 1200 sq/ft of luxury living including two bedrooms both with en suite bathrooms, a double reception room opening onto a small private space and a show stopping basement consisting of kitchen/diner and all-round entertaining space complete with 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.

**2 Bedrooms : En Suite Shower Room : En Suite Bathroom : Guest WC : Reception Room : Dining Room/Kitchen : Terrace : Lifts : Porter : CCTV : On-site Building Manager : EPC Rating E**

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





LOWER GROUND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL AREA \*  
1259 Ft<sup>2</sup> - 116.96 M<sup>2</sup>

Plans Drawn: 01.05.2017

Surveyed and Drawn By  
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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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	43
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		