



1st floor - 2 bedrooms - 669sq ft
Rainville road, Palace Wharf,
London, W6 9UF

TO RENT £4,325 PCM

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 audiovisual system, a digital video door entry system, CCTV and high ceilings.

- New build gated development | Riverside location
- Warehouse conversion | Interior designed
- On-site building manager | Secure parking available
- CCTV | Key phone entry system
- 24-hour emergency & maintenance service | Available furnished or unfurnished
- Flexible rental terms

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

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Location

Palace Wharf is perfectly located adjacent to the River Thames and is just a short walk to Putney and Hammersmith where there is access to overground and underground stations. Just around the corner lies Munster Village, a hidden gem, which hosts a number of boutique shops and delicious local restaurants. Also, moments away is the leafy open space of Bishops Park with its rose gardens, quaint cafés and Fulham Palace itself.



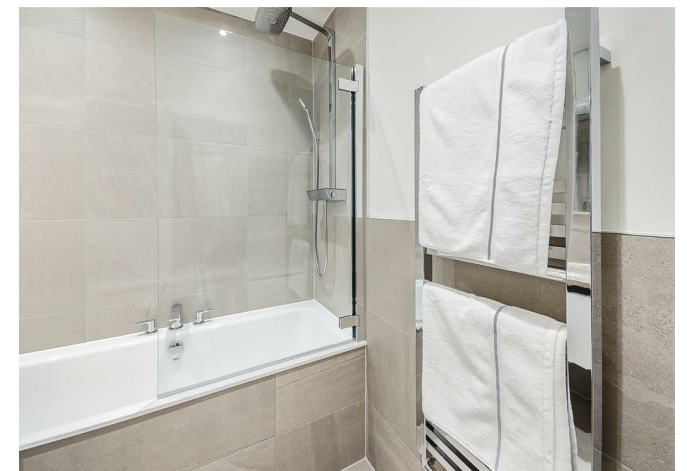
Description

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.