



**2nd floor - 2 bedrooms - 850sq ft  
Rainville Road, Palace Wharf,  
Hammersmith, W6 9UF**

**TO RENT £6,153 PCM**

This exceptional brand new interior designed two bedroom, two bathroom second floor apartment with private terrace and river views is set within this newly converted, warehouse style, gated development on the River Thames.

The apartment boasts a large semi open plan kitchen and living area, master bedroom with en suite shower room and an additional guest bathroom. 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

- Water views
- Dedicated building manager
- Newly refurbished
- Private terrace
- Gated Development
- 24 Hour Emergency Helpline & Service

2nd floor - 2 bedrooms - 850sq ft Rainville Road, Palace Wharf,  
 Manchester, M2 0UP



**Location**



**Description**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	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.