

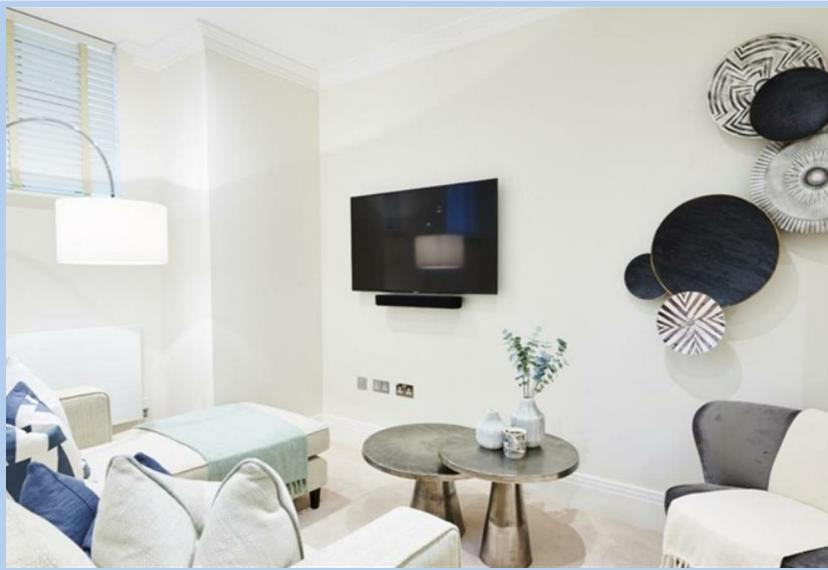


Viewings by appointment  
0207 483 2611

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Rainville Road, W6 9UF

£3,055 \*fees apply



A stunning brand-new interior designed, one-bedroom, one bathroom ground-floor apartment facing the courtyard set within this newly converted warehouse, gated development on the River Thames.

The apartment boasts a bright open-plan kitchen and reception room, 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 Miele wine cooler. The full bathroom suites come with underfloor heating whilst the bedrooms boast bespoke mirrored wardrobes and automatic lighting. Further benefits of the apartment include a Smart Home 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 several 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.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: E

EPC Rating: E



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- Interior Designed
- Riverside location | Pet Friendly
- New Build Gated Development
- Transport Links | Superfast Broadband



| Energy Efficiency Rating                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|--|---------|-----------|--|---------|-----------|
|  | Current | Potential |  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |  |         |           |
| (92 plus) A  |         |           | (92 plus) A                                    |         |           |
| (81-91) B  |         |           | (81-91) B                                      |         |           |
| (69-80) C  |         |           | (69-80) C                                      |         |           |
| (55-68) D  |         |           | (55-68) D                                      |         |           |
| (39-54) E  | 49      | 49        | (39-54) E                                      |         |           |
| (21-38) F  |         |           | (21-38) F                                      |         |           |
| (1-20) G   |         |           | (1-20) G                                       |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |  |         |           |
| England & Wales                                    |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                            |         |           | EU Directive 2002/91/EC                        |         |           |

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**0207 483 2611**  
 7-8 Regency Parade  
 London, NW3 5EG

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\*All Fees stated are inclusive of VAT  
 (calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

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