



Viewings by appointment
0207 483 2611

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Rainville Road, W6 9UF

£4,160 *fees apply



Elegant riverside warehouse conversion offering a high-specification two-bedroom, two-bathroom apartment with courtyard aspect, high ceilings and smart home technology in the prestigious Palace Wharf development.

Situated on the first floor and extending to approximately 669 sq ft, the apartment comprises a bright open-plan kitchen and reception room with large industrial-style windows, a bespoke Metris kitchen with integrated Miele appliances and wine cooler, and a spacious living and dining area ideal for entertaining.

Both bedrooms are well-proportioned doubles with fitted storage, with the principal bedroom benefiting from an ensuite shower room. A separate guest bathroom features a full suite with contemporary tiling and underfloor heating.

Further benefits include a Smart Home audiovisual system, digital video entry, CCTV, lift access, ample storage and access to an on-site building manager with 24-hour emergency support. Available furnished or unfurnished.

Palace Wharf enjoys a prime riverside setting on Rainville Road, within easy reach of Hammersmith, Barons Court, Putney Bridge and Fulham Broadway stations, as well as excellent bus links.

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.

EPC rating: B
Tax band: F



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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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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