



## Palace Wharf Hammersmith W6

A fantastic brand-new, two-bedroom apartment with a private terrace and river views. Interior-designed to an extremely high standard and set within a uniquely located 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 pre-wiring for Sky + TV.

With its riverside location, Palace Wharf is also conveniently close to several transport links. EPC rating E. Council tax rating F.

### KEY FEATURES

**Gated riverside development**

**Furnished or unfurnished**

**Private terrace with river views**

**Pet friendly**

**Available immediately**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50   E	50   E
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith & Fulham
<b>Internal area:</b>	841 sq. ft. / 78.13 sq. m.
<b>Tax Band:</b>	F
<b>Available from:</b>	8 <sup>th</sup> August 2024

