



## Palace Wharf Hammersmith W6

A spectacularly spacious two bedroom, two bathroom Duplex apartment arranged over the Ground and Lower ground floors with its fabulous entertaining area is all set within this newly converted, warehouse style, gated development on the River Thames. On offer is over 1,200 sq. ft. of luxury living including two bedrooms with en suite bathrooms, a double reception room opening onto a small private space along with a glass floor area revealing the show-stopping lower level which comprises the kitchen / diner and all-round entertaining space complete with a

toilet. 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 include a Crestron audio visual system, a digital video door entry system and pre-wiring for Sky + TV.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Duplex apartment**

**New build gated development**

**On-site building manager**

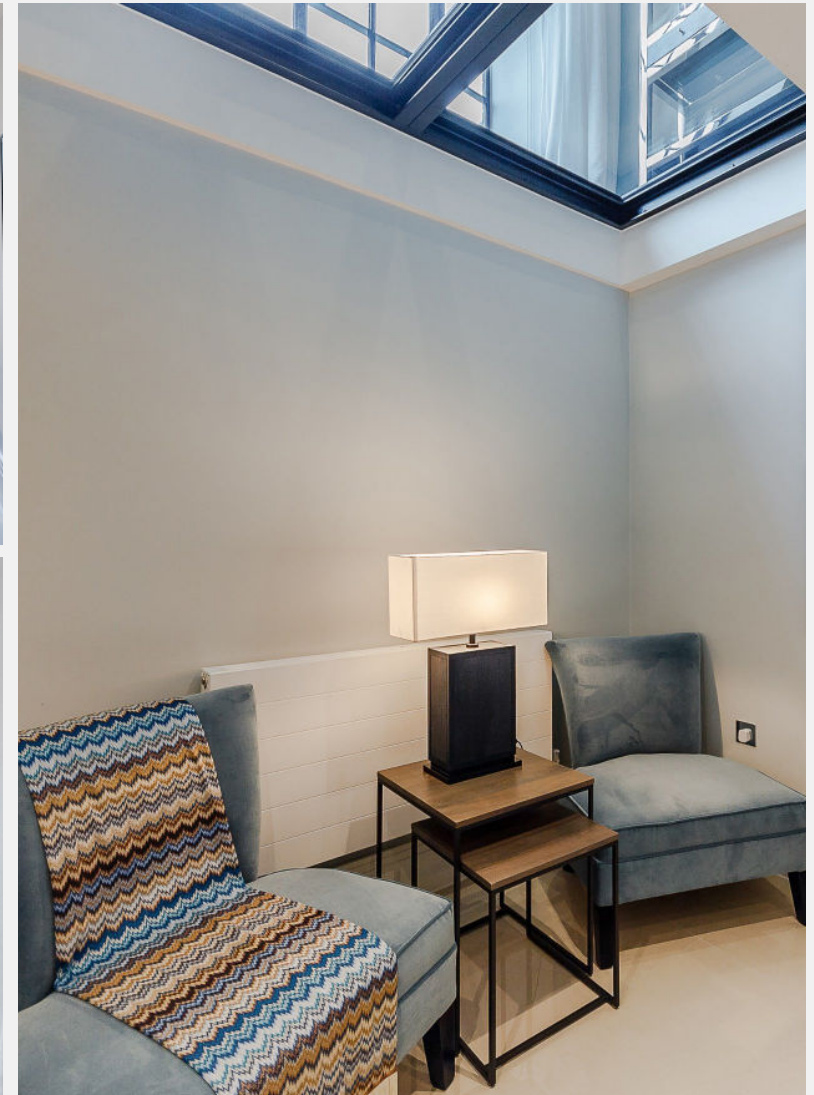
**Secure parking available**

**Key phone entry system**

**Pet friendly**

**Transport links via Hammersmith, Barons Court, Fulham Broadway & Putney Bridge stations**

**Available Immediately**



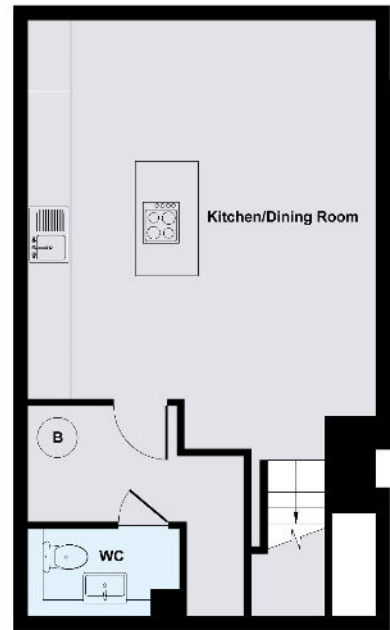


## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	43 E
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith & Fulham
<b>Internal area:</b>	1,259 sq. ft. / 116.96 sq. m.
<b>Council tax band:</b>	C
<b>Available from:</b>	Immediately



Lower Ground Floor



Ground Floor