



## Palace Wharf Hammersmith W6

Situated on the first floor of a converted warehouse this stunning two bedroom, two bathroom loft apartment facing the courtyard has been interior designed to accommodate luxury living. The apartment comprises an open plan kitchen / reception room, two double bedrooms with the master benefiting from an en suite shower room and views to the River Thames, guest bathroom and ample storage. The fully fitted Metris Kitchen is complete with Miele appliances including an integrated dishwasher, washer / dryer, fridge-freezer, and a Caple wine

cooler. The bathrooms comprise of full suites with underfloor heating. Further benefits of the apartment include a Smart Home audiovisual system, a digital video door entry system, CCTV and high ceilings. 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.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Gated riverside development**

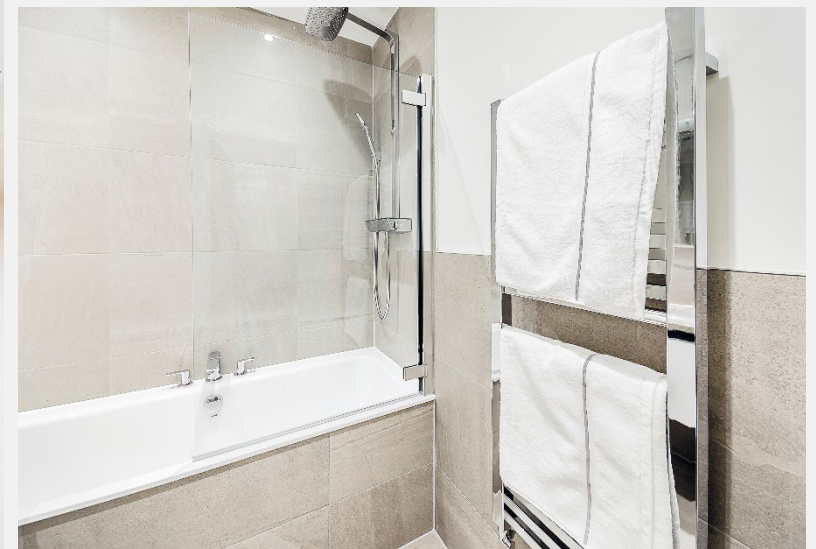
**Furnished or unfurnished**

**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	54 E	54 E
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hammersmith & Fulham
<b>Council tax band:</b>	F
<b>Internal area:</b>	669 sq. ft. / 62.15 sq. m.
<b>Available from:</b>	Immediately

