



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Freehold Townhouse in Palace Wharf, Fulham Riverside, W6**

A stunning three bedroom freehold Townhouse situated in a gated development in the heart of Fulham. With accommodation arranged over four floors, this property combines luxury, comfort and style providing an unparalleled living experience. The ground floor comprises a modern eat-in kitchen with integrated Miele appliances, polished quartz worktops and ceramic floors, a good-sized utility room and a guest cloakroom. A bright reception/dining room occupies the entire first floor with double aspect from the front and rear windows. All three bedrooms benefit from en-suite bath/shower rooms with Hansgrohe taps and showers, marble vanity undermount sink and de-mister pads to mirrors. Further, there are three west-facing balconies overlooking the River Thames.

Palace Wharf is ideally located close local amenities and excellent transport links into the City with District, Piccadilly, Circle and Hammersmith & City Lines.



ENTRANCE HALL : RECEPTION / DINING ROOM : EAT-IN KITCHEN : 3  
BEDROOMS : 3 EN-SUITE BATH/SHOWER ROOMS : 3 BALCONIES :  
GUEST CLOAKROOM : UTILITY ROOM : 24-HR SECURITY : FREEHOLD :  
S/ CHARGE £9,130.48 P/A APPROX. : EPC RATING B

**Asking Price £3,250,000**

**Tel: 020 7603 7121**

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## Freehold Townhouse in Palace Wharf, Fulham Riverside, W6

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Freehold

Asking Price £3,250,000

Service Charge: £9130.48 Annually Approx

#### **IMPORTANT NOTICE**

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





# Oxbridge Terrace, W6

Approximate Gross Internal Floor Area  
174 SQM/ 1871 SQFT

RIVER THAMES



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	86	87
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC