



JAMES  
ANDERSON



## TO LET

Queens Wharf, London, W6

**£5,500 Per Month**

Per Month

Located on the fifth floor of the Prestigious Queens Wharf Riverside Development, this bright apartment is configured over 1450sqft to offer three spacious double bedrooms each with private balconies overlooking a communal area with well kept gardens. The principal bedroom offers an ensuite with freestanding bath and walk in shower in addition to ample built in wardrobe space. At the front of the property you will find a fitted kitchen and open plan living/dining room leading out onto a private 16" balcony with sweeping unobstructed views over both Hammersmith Bridge and the River Thames. The property also offers allocated underground parking and concierge service.



Three Double Bedrooms



Three Bathrooms



Open Plan Reception Room



Modern Kitchen



EPC Rating B/ Council Band Tax G/ Deposit £7,615.38



Hammersmith Station



St Pauls School



Off Street Parking



River Views

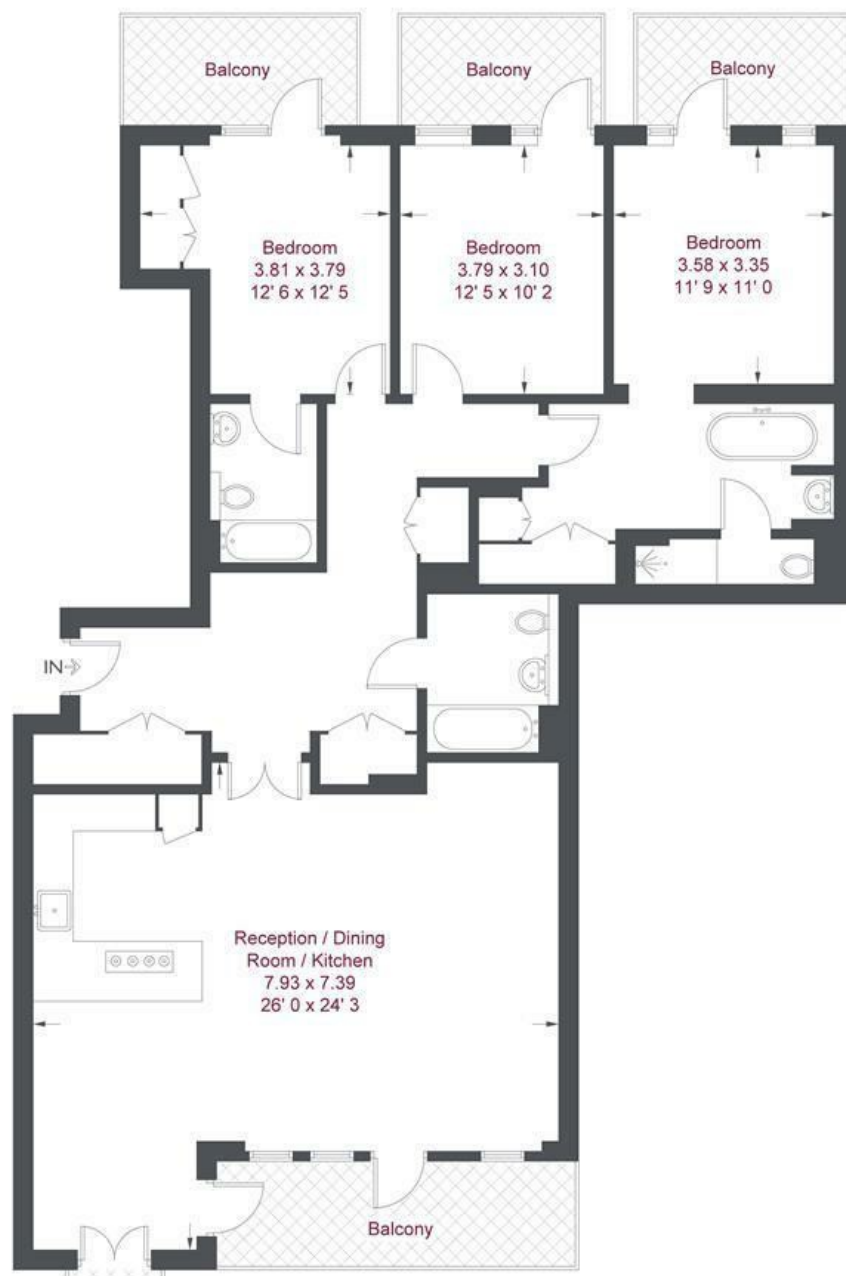


Holding Deposit £1,269.23 / Minimum Term 12 Months



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688



Fifth Floor

## Queens Wharf

Approximate Gross Internal Area = 1465 sq ft / 136.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>87</b> | <b>87</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (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                                                             |
|                                             |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                                  |           |  |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------|--|
|                                                                 | Current                                                                                                          | Potential |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                                  |           |  |
| (92 plus) <b>A</b>                                              |                                                                                                                  |           |  |
| (81-91) <b>B</b>                                                |                                                                                                                  |           |  |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                                  |           |  |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC  |           |  |

