

# RIVERHOMES

Oxbridge Terrace  
Hammersmith W6

£3,250,000  
Freehold





## Oxbridge Terrace Hammersmith W6

A unique interior designed newly built three-bedroom, three-bathroom townhouse located within a privately gated, riverside development with a private car parking space. The townhouse is arranged over four floors, boasting three fabulous balconies at three different levels each one overlooking the River Thames. The property benefits from a bespoke, high gloss 'macassar' kitchen with fully integrated Miele appliances, including wine cooler and a Crestron Home Automation System that controls the lighting, heating/air

con and TVs throughout the property. This wonderful home is full of light and outstanding entertaining spaces. With its riverside location, Palace Wharf is also conveniently close to several transport links including Hammersmith, Barons Court, Putney Bridge, and Fulham Broadway Underground Stations, along with several regular and varied bus services which further improve accessibility. Palace Wharf was built in 1907, replacing a malt house. An extension facing Rainville Road was added in 1933.

### KEY FEATURES

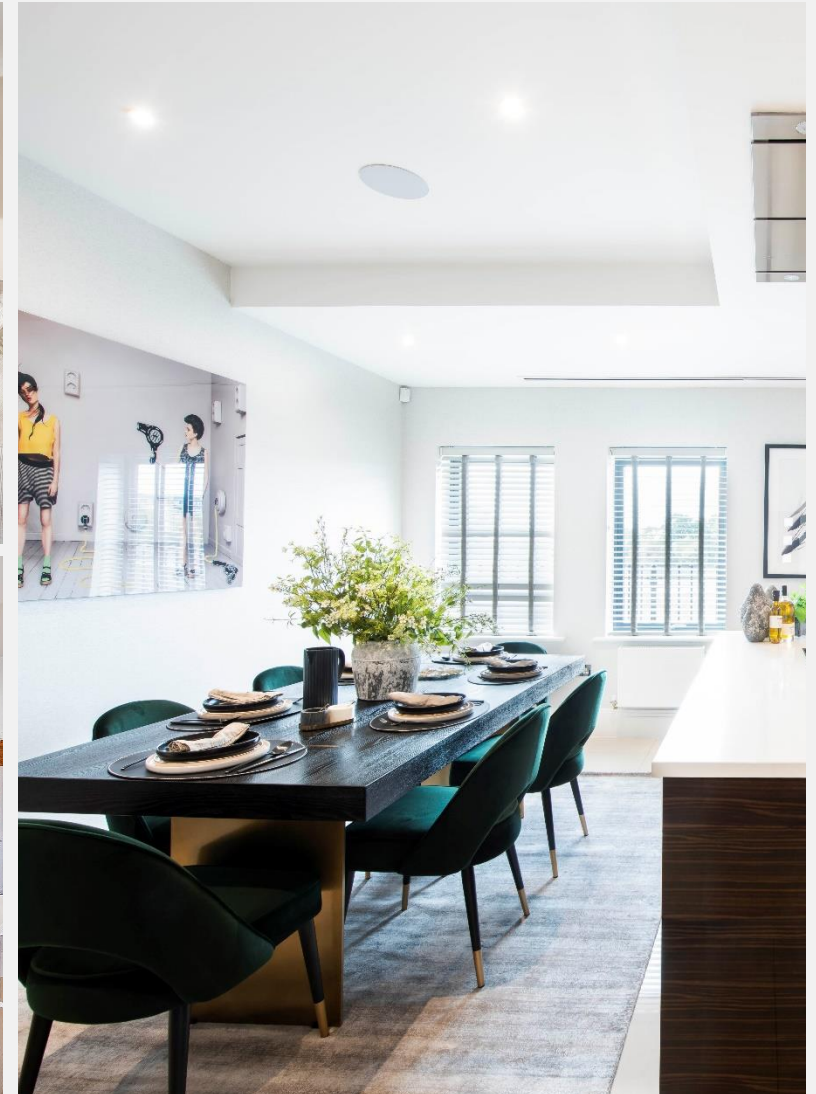
**Unique interior designed townhouse**

**3 bedrooms**

**3 bathrooms**

**Gated riverside development**

**Panoramic views of the River Thames**





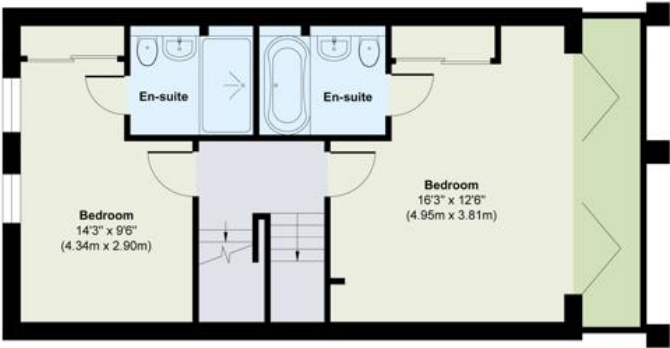


ENERGY PERFORMANCE CERTIFICATE

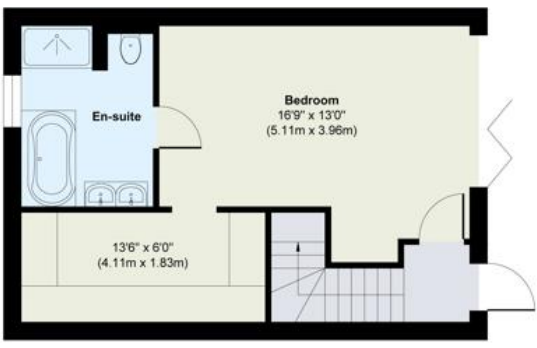
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

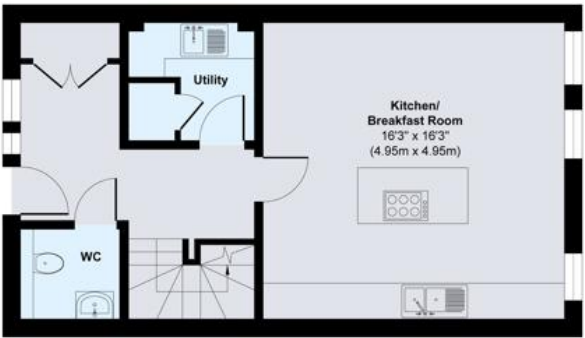
Local authority:	London Borough of Hammersmith & Fulham
Internal area:	1,872 sq. ft. / 173.91 sq. m.
No. of bedrooms	3
Tax Band:	H



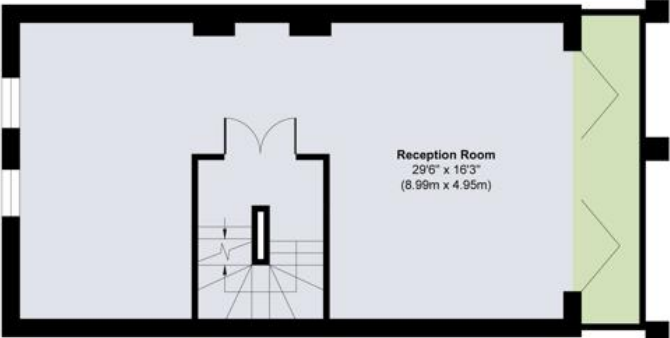
Second Floor  
Approximate Floor Area  
491 sq. ft  
(45.60 sq. m)



Third Floor  
Approximate Floor Area  
399 sq. ft  
(37.11 sq. m)



Ground Floor  
Approximate Floor Area  
484 sq. ft  
(45.60 sq. m)



First Floor  
Approximate Floor Area  
491 sq. ft  
(45.60 sq. m)