



Merrivale Terrace, Distillery Road, London **W6**

Merrivale Terrace, London W6

This brand new furnished apartment, measuring 779 sq. ft is situated on the first floor and offers a spacious open plan reception room with a private balcony overlooking the communal gardens.

The modern high-specification kitchen is fitted with integrated appliances including a wine fridge. The floor-to-ceiling windows allow the room to be flooded with light.



Guide price: £761 per week

Furniture: Available furnished

Tenancy available from: 25th March 2024

Minimum length of tenancy: 12 months

Deposit: £3,805

Local authority: London Borough of Hammersmith & Fulham

Council tax band: F



The double bedrooms are both fitted with built in wardrobes and there is a large bathroom with a bath and overhead shower, with marble features throughout.

The development benefits from a concierge that operates 24 hours a day, a swimming pool, gym, spa, wine fridge, snooker room, cinema and a golf simulator. This sought-after development is renowned for its idyllic river views, and convenient location, and easy travel links to central London.







Location

Merrivale Terrace is located within walking distance from Hammersmith underground station, served by the Circle, District, Piccadilly and Hammersmith and City lines.

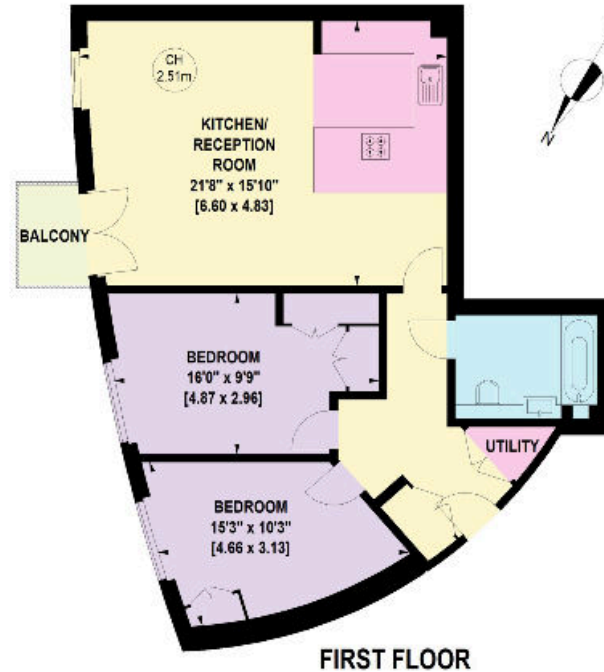
The District and Piccadilly Tube networks run through the Hammersmith Underground station a short walk away and fast journeys can be made to central London and Westfield Shopping City. The Piccadilly line also runs Westwards to all five Heathrow Airport terminals.



Merrivale Terrace, Distillery Road, W6

Approximate Gross Internal Area : 72.37 Sq. metres
779 Sq. feet

Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Knight Frank
203 New Kings Road
London
SW6 4SR

We would be delighted to tell you more

Olivia Firmin
020 7751 2401
olivia.firmin@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated xxxxxxxx 2024. Photographs and videos dated xxxxxxxx 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.