

# RIVERHOMES

Clove Hitch Quay  
London SW11 3TN

£2,250,000  
Residential mooring



## Clove Hitch Quay London SW11 3TN

At 39 m. long, 5.04 m. wide, this Peniche barge has been transformed into a unique home. This houseboat has been completely refurbished to the highest standards of design and finish. Entering the vessel, there is a large, decked area with a steel roof, incorporating the original rolled steel cargo hold cover. The terrace/deck area is beneath this section of the roof, which rises on scissor- lift style hydraulic arms. This creates the perfect space for entertaining and enjoying the river views, whatever the weather. The internal fit out has been carried out with a top quality aesthetic applied from the start throughout. There is a large living space filled with light. This area is currently configured as a spacious study, living room and dining room. The galley style kitchen is fully fitted out with high end domestic appliances by Bosch, Miele and Liebherr. There are also hotplates, induction hob, dishwasher, washing machine and dryer, fridge, freezer, wine cooler, extractor fan and sink. The vessel has 4 bedrooms, three of which have en suite facilities with an additional separate WC. The wheelhouse has traditional wooden framed windows and all the

navigational gear for cruising. In addition, there is also the luxury of a jacuzzi on the deck in which to relax and unwind. The vessel is fitted with integrated audio-visual entertainment systems, high end lighting, dimmable wall switches and electrical outlets by Legrand. The windows are predominantly large bronze-framed ships portholes with glazing and stamped with a declaration of ISO 614 conformity. Heating is via 'Acova' enamel finished and refurbished sectional vintage wet radiators. Hot water is supplied by an Atlantic 'Cynthia' oil fired boiler in the engine room. The main engine is a fully marinized Baudouin of Marseille, f=France, Type 6R120 six-cylinder diesel. Located at Plantation Wharf on a residential mooring, Plantation Wharf has 24-hour concierge service. On the south bank of the Thames, between Battersea and Wandsworth bridges, it's close to the shops, restaurants, and bars of Battersea Square. Clapham Junction is less than half a mile away with direct National Rail trains into Victoria, Waterloo, and Gatwick airport.

### KEY FEATURES

**4 bedrooms**

**3 en suite bathrooms and one extra separate WC**

**Transformed Peniche barge**

**Residential mooring**

**24-hour concierge**

**'Acova' heating**

**'Cynthia' oil fired boiler**

**Roof which rises on scissor- lift style hydraulic arms**

**Jacuzzi located on the deck**

**Climatisation in the main bedroom**

**Bow thruster and generator**

**Car park facility available right next to the entrance of the pier, currently rented at £100 per month**

**Close to shops, bars and restaurants of Battersea Square**

**Direct transport links via Clapham Junction to Victoria, Waterloo and Gatwick airport**





## KEY INFORMATION

**Local authority:** London Borough of Wandsworth

**Internal area:** 2079 sq. ft. / 193.00 sq. m.

**Mooring lease length:** 117 years

**Combined mooring charge:** £4,348.36 per annum

**Council tax band:** A

