

# RIVERHOMES

Kensal Green Moorings  
Ladbroke Grove W10

£250,000  
Residential



## Kensal Green Moorings Ladbroke Grove W10

This 70 ft. x 12.6 ft. wide beam barge is located at Kensal Green on a private, gated towpath mooring where each boat benefits from its own garden. The mooring is on the Grand Union Canal and just moments from the superb amenities of Notting Hill.

The large, enclosed bow has fully upholstered, fixed seating and offers ample storage due to the additional lockers underneath the seating area. The barge comprises a generously sized kitchen/living area which has been tastefully designed with several worktops and cupboards. The kitchen also has a built-in dishwasher and oven/hob, of natural light.

The windows provide an abundance of natural light and the wood burner and central heating keep the boat cosy and warm during the winter months. The large double bedroom has built-in storage and port holes creating a light space. The second bedroom has plenty of room for a bed - or could be set up as a home office. There is also a large bathroom with double shower and a cassette toilet.

The stern houses a fully operational Gardner vintage engine. These are renowned for their legendary fuel economy, reliability, and durability. There is also additional storage space and a washing machine.

### KEY FEATURES

**70 ft. x 12.6 ft. wide beam barge**

**Generously sized kitchen/living area**

**Large, enclosed bow with upholstered, fixed seating and double doors**

**Double bedroom with built-in storage**

**Spacious bathroom with double shower**

**Perfect pied-à-terre**

**Fully operational Gardner vintage engine**

**Mooring charges: TBC**

**Council tax: Band A - £948.27 for 2022/23**

**Private garden alongside**



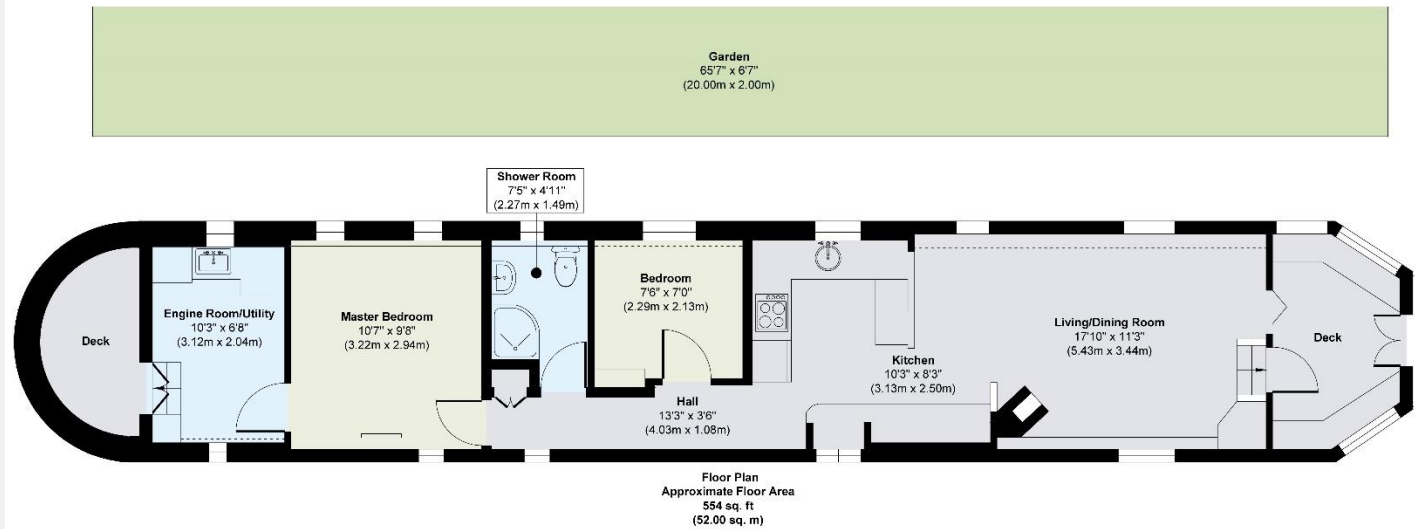


## KEY INFORMATION

<b>Local authority:</b>	Kensington & Chelsea
<b>Internal area:</b>	554 sq. ft. / 52 sq. m.
<b>Garden area:</b>	Private garden alongside
<b>No. of bedrooms:</b>	2



## Casablanca, Kensal Green Moorings W10



**Approx. Gross Internal Floor Area 554 sq. ft / 52.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property