

RIVERHOMES

Kensington Wharf
Chelsea SW10

£700,000
Residential Mooring



Kensington Wharf Chelsea SW10

Thames Tug, dating back to circa 1946, has been converted into a beautiful houseboat for modern London living and has the advantage of having a 23 year residential lease. The vessel is 23.39 metres in length by 5.33 metre in the beam, with a riveted steel hull. Please note that engine and gearbox have been removed during the conversion.

On the upper deck is a good-sized living room with access onto the deck area which offers stunning views of the river. Also located on the upper deck is a galley shower room. The lower deck leads you to 3 good sized bedrooms and towards the stern of the vessel you will find the kitchen which has been cleverly re-configured to maximise the space on offer.

Vessel equipment: Grant central heating boiler with Riello burner (oil fired and recently replaced). Drayton Wiser central heating controller (cloud). Victron 240v Marine isolating transformer. Fusebox with RCBO circuit breakers, installed in 2020. Vent-Axia Sentinel Kinetic MVHR fresh air heat exchanger. Secondary glazing to cabins, saloon, wheelhouse and deck boxes. Heatrae Sadia Megaflow sealed hot water tank. There are also fire extinguishers, fire alarms and a bilge pump.

This residential mooring is offered on a 25 year lease from 2021 with a mooring charge of £9,800 plus VAT per annum. Accessed via a private pier with gate at Kensington Wharf, Cremorne Gardens. This boat has all the comforts of a typical home, such as mains electricity, water and sewerage which are all connected.

KEY FEATURES

Beautiful houseboat on a 23 year residential lease

Measurements: 23.39 m x 5.33 m

Good sized living room

3 good sized bedrooms

Spacious garden deck

Council tax: Band C - £1,264.35 for 2022/23

Mooring charges: £9,800 + VAT per year

Mains electricity, water and sewerage

Close to a number of transport options, shopping and leisure amenities such as the Kings Road (1 mile), Sloane Square (1.25 miles), Battersea Park across Battersea Bridge.

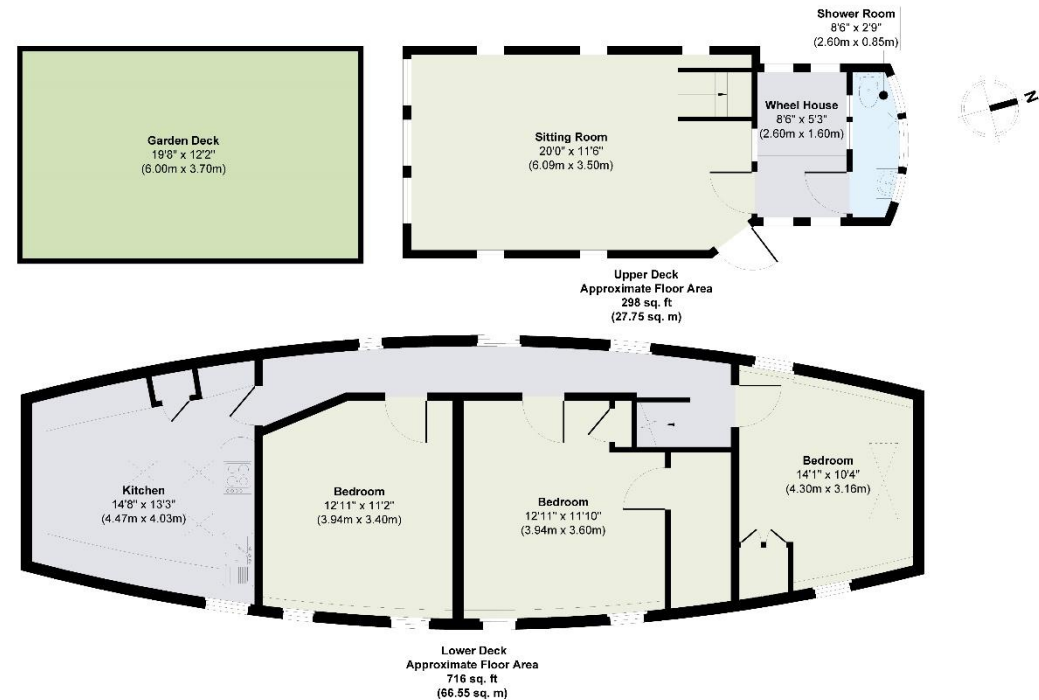




KEY INFORMATION

Local authority:	Royal Borough of Kensington and Chelsea
Internal area:	1,014 sq. ft. / 94,30 sq. m.
Garden area:	Spacious garden deck
No. of bedrooms:	3

KENSINGTON WHARF, SW10



Approx. Gross Internal Floor Area 1014 sq. ft / 94.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property