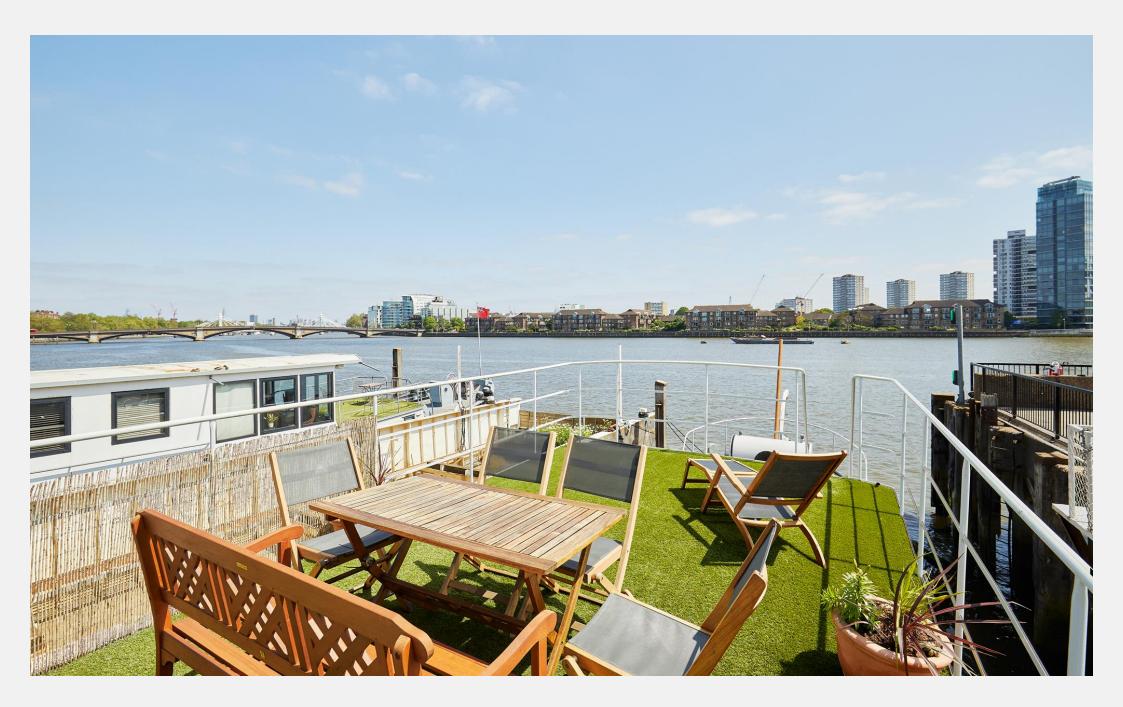
RIVERHOMES

Kensington WharfChelsea SW10Red



Kensington Wharf Chelsea SW10

been removed during the conversion.

On the upper deck is a good-sized living room with access onto the deck area alarms and a bilge pump. which offers stunning views of the river. Also located on the upper deck is a This residential mooring is offered on a 25 year lease from 2021 with a galley shower room. The lower deck leads you to 3 good sized bedrooms and cleverly re-configured to maximise the space on offer.

Thames Tug, dating back to circa 1946, has been converted into a beautiful Vessel equipment: Grant central heating boiler with Riello burner (oil fired and houseboat for modern London living and has the advantage of having a 23 recently replaced). Drayton Wiser central heating controller (cloud). Victron year residential lease. The vessel is 23.39 metres in length by 5.33 metre in 240v Marine isolating transformer. Fusebox with RCBO circuit breakers, the beam, with a riveted steel hull. Please note that engine and gearbox have 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

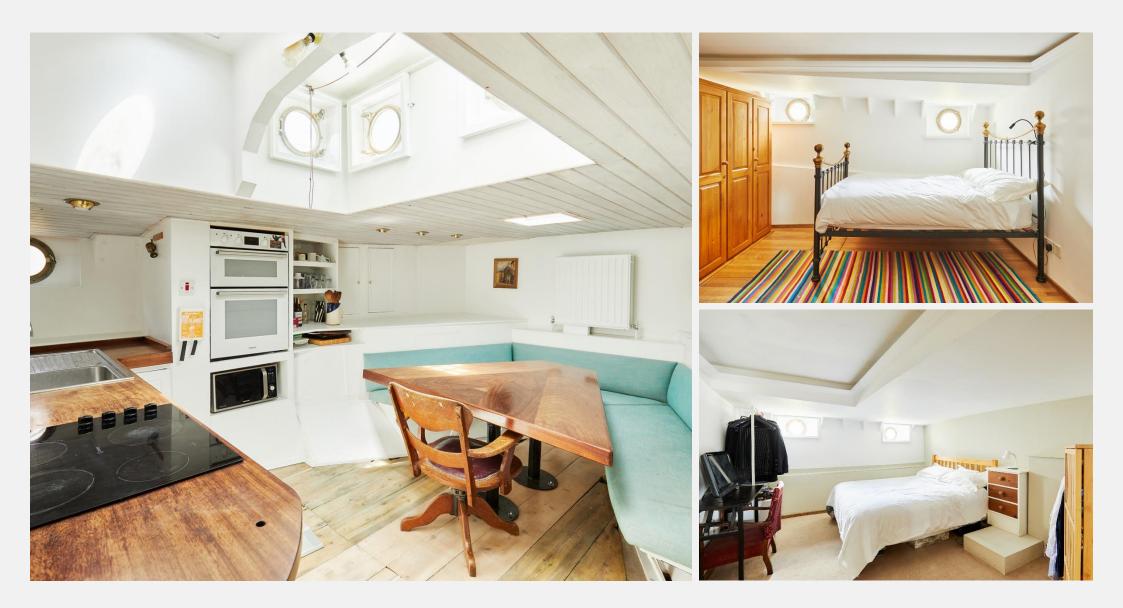
mooring charge of £9,800 plus VAT per annum. Accessed via a private pier towards the stern of the vessel you will find the kitchen which has been with gate at Kensington Wharf, Cremorne Gardens. This boat has all the comforts of a typical home, such as mains electricity, water and sewerage which are 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

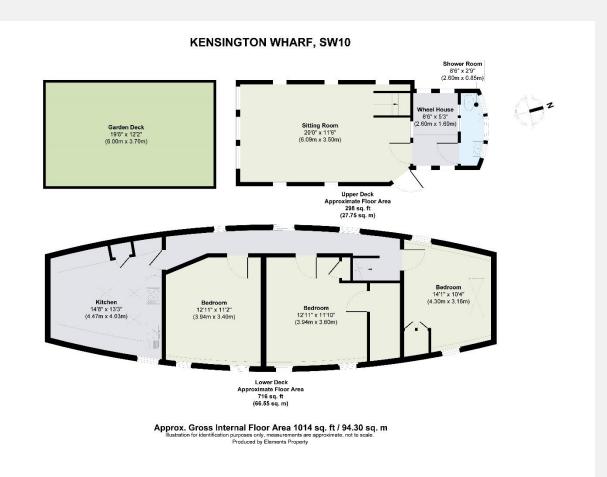
Close to a number of transport options, shopping and leisure amenities such as the Kings Road (1 mile), Sloane Square (1.25 miles), Battersea Park across Battersea Bridge.





South West London Branch 1 – 3 Lower Richmond Road London SW15 1EJ 020 8788 6000 www.riverhomes.co.uk

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



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