



Blomfield Road Maida Vale W9

An extremely rare opportunity to acquire a Little Venice Pontoon Houseboat (floating house) with mooring included.

Houseboat Mallards is located in the heart of Little Venice, on the prestigious section of the Grand Union Canal on Blomfield Road, on what is arguably considered the finest mooring on the British canal system. It is one of only a handful of rare and much sought-after Pontoon Houseboats (as opposed to liveboard boats) in Central London, which combine the luxuries of space, light, and headroom with the conventional living comforts of double glazing, full insulation, central heating, mains sewage and pressurised mains water plumbing. The houseboat consists of 2 bedrooms, a large sun filled open plan living room kitchen diner, bathroom with shower, separate wc, plus it's own mature walled garden incorporating a separate independent studio/office

(4m x 2.4m) and a cedarwood garden shed all within a secure gated mooring, shared with only 7 other houseboats. The windows on the canal side offer a panorama of passing boat life, with swans and geese as regular visitors for feeding. Included in the sale is a tender "Little Buddy", which is moored alongside.

As a pontoon houseboat, Mallards boasts the rare benefit of requiring no planning permission for whatever design of house you wish to create on the pontoon, allowing you to let your imagination run wild – bound only by the constraints of the pontoon footprint & the practical requirement of fitting under bridges and through tunnels when it has to travel to drydock for maintenance every few years. Some have added an additional story, which can either be dismantled or craned off.

KEY FEATURES

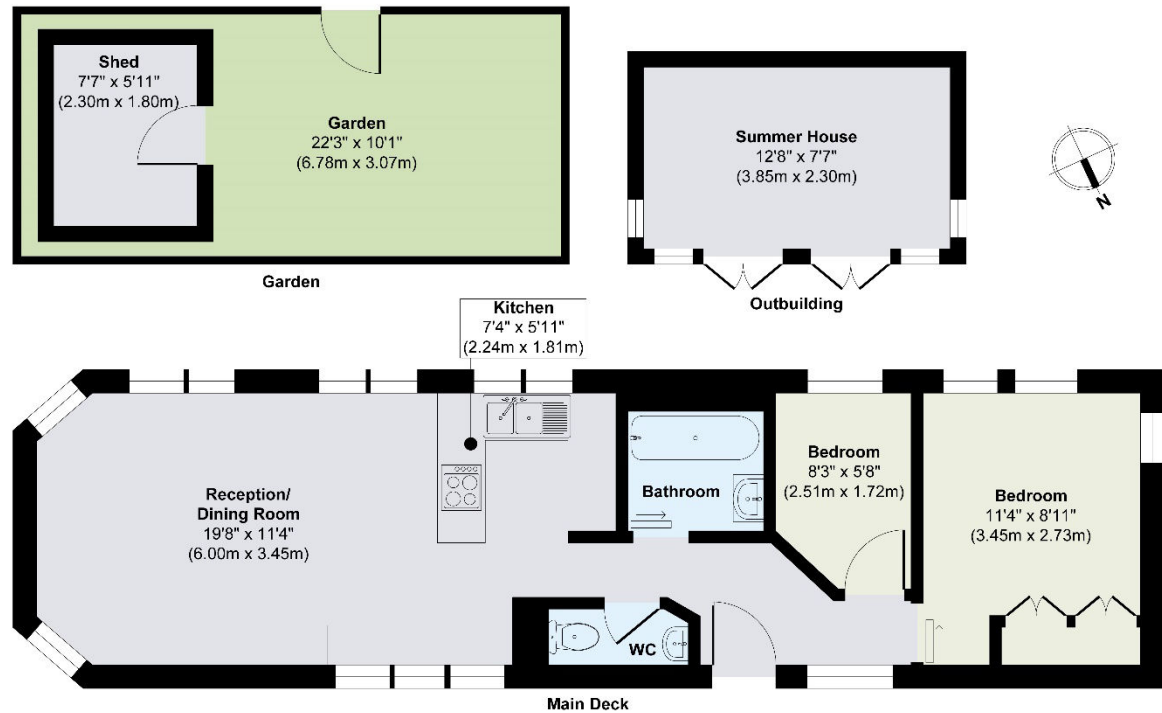
- Two bedroom Pontoon Houseboat**
- Double glazing and full insulation**
- Central heating**
- Large sun filled open plan living area**
- Private walled garden**
- Separate independent studio / office**
- Conveniently located close to restaurants, shops and public transport.**
- Mooring charges: £7,561 per year**
- Boat Licence Fee: £1,237 per year**
- Local Authority: Westminster City**





KEY INFORMATION

Local authority:	Royal Borough of Westminster City
Internal area:	517 sq. ft. / 48 sq. m
Garden area:	Private walled garden
No. of bedrooms:	2



Approx. Gross Internal Floor Area 517 sq. ft / 48.00 sq. m

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