## **RIVERHOMES**

Blomfield Road Maida Vale W9



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## **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

An extremely rare opportunity to acquire a Little Venice Pontoon Houseboat (4m x 2.4m) and a cedarwood garden shed all within a secure gated mooring, (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 liveaboard 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 constraints of the pontoon footprint & the practical requirement of fitting plumbing. The houseboat consists of 2 bedrooms, a large sun filled open plan under bridges and through tunnels when it has to travel to drydock for living room kitchen diner, bathroom with shower, separate wc, plus it's own mature walled garden incorporating a separate independent studio/office can either be dismantled or craned off.

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 maintenance every few years. Some have added an additional story, which



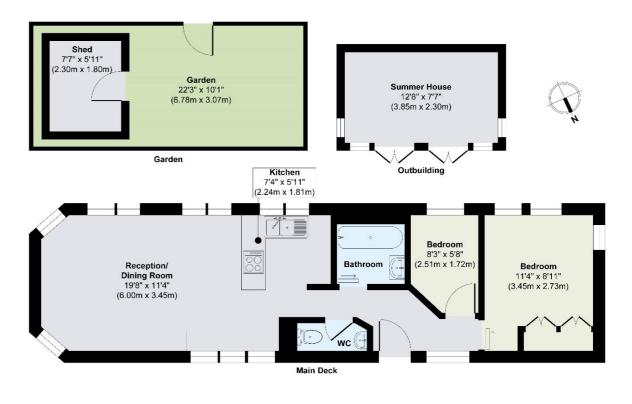




## RIVER**HOMES**

Central London Branch Tintagel House 92 Albert Embankment SE1 7TY 020 7407 8000 www.riverhomes.co.uk

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.

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