## RIVERHOMES<sub>20</sub>

Cadogan Pier Chelsea SW3

£250,000 Leisure Mooring



## **Cadogan Pier Chelsea SW3**

Wayzegoose was built by the Admiralty in 1948. She is 23.5 metres long, 5 integral dryer and good storage. She carries 1000 litres of fresh water, has a metres wide, with a draft of 1 metre and an air draft of 3.5 metres. She is reception rooms, a kitchen/dining area, a shower room, a forepeak storage for electricity. area, a storage area under the kitchen and a large, easily accessible engine room.

Wayzegoose is a seaworthy vessel and in excellent condition, both inside and out. She was last surveyed out of the water in 2021 at MSO in Brentford. At that time she was painted - top and bottom - and the anodes were renewed.

She is tastefully furnished, has oil-fired central heating, lots of natural light, a 120 hp Gardner engine, a bow thruster, generator, washing machine with

1000 litre black water tank, 2 x 600 litre diesel, fuel tanks and an outside gas registered on the British Small Ships register. There are 2 bedrooms, 2 bottle storage cupboard. She is connected to shore power when on the pier

> The mooring licence currently costs £6,329.39 per quarter. Or £24,051.68 if paid annually - which includes a 5% discount.

> RBKC council tax is £948.27. This makes it eligible for an RBKC parking permit which is valid anywhere in the borough of Kensington and Chelsea.

## **KEY FEATURES**

- 23.5 metre x 5 metre houseboat
- 2 bedrooms
- 2 reception rooms
- Ample storage
- Last survey was done in 2021
- Painted and anodes renewed in 2021
- Mooring charges: £24,283 per year approx.
- Local Authority: Royal Borough of **Kensington and Chelsea**
- Council tax: Band A £948.27 for 2023/24
- Conveniently located close to shops, restaurants and public transport







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:	910 sq. ft. / 84.73 sq. m.
Council tax band:	Band A
No. of bedrooms:	2

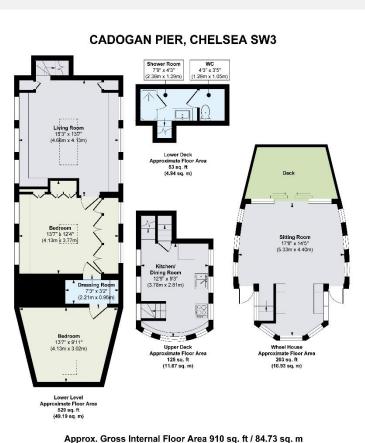


Illustration for identification purposes only, measurements are approximate, not to scale

World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.