



Cadogan Pier Chelsea SW3

Wayzeoose was built by the Admiralty in 1948. She is 23.5 metres long, 5 metres wide, with a draft of 1 metre and an air draft of 3.5 metres. She is registered on the British Small Ships register. There are 2 bedrooms, 2 reception rooms, a kitchen/dining area, a shower room, a forepeak storage area, a storage area under the kitchen and a large, easily accessible engine room.

Wayzeoose 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

integral dryer and good storage. She carries 1000 litres of fresh water, has a 1000 litre black water tank, 2 x 600 litre diesel, fuel tanks and an outside gas bottle storage cupboard. She is connected to shore power when on the pier for electricity.

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

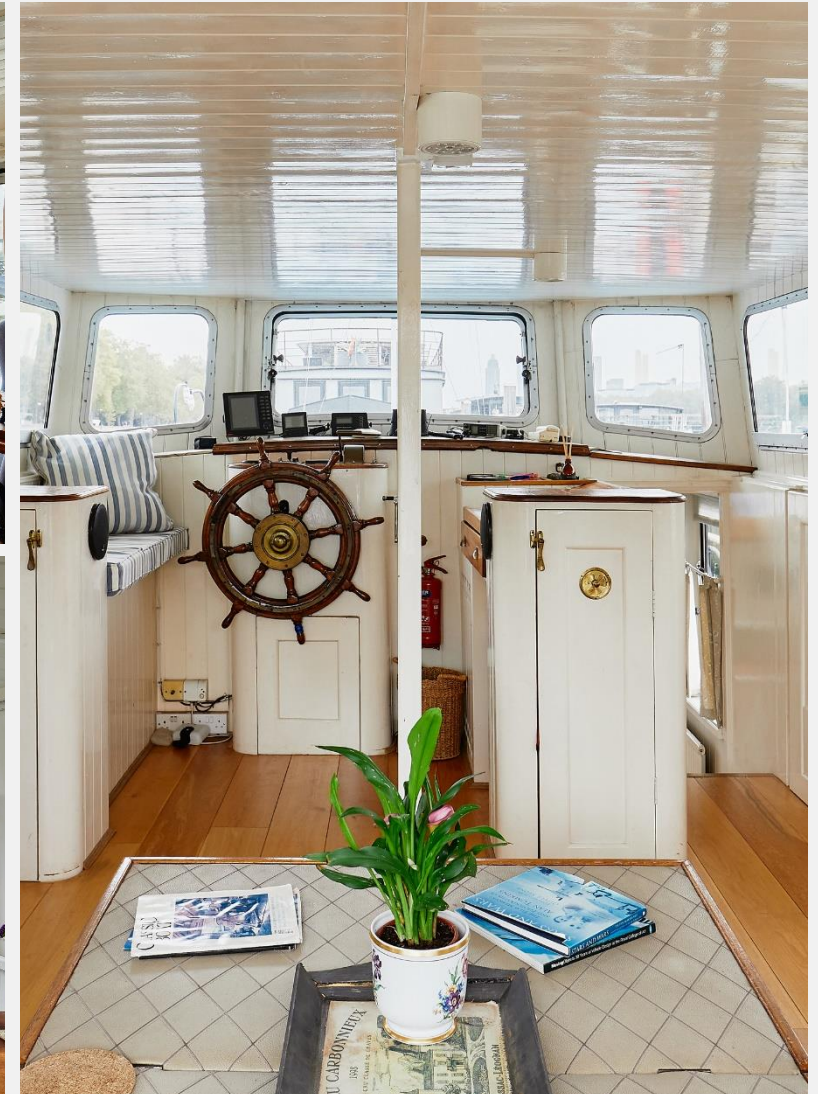
Painted and anodes renewed in 2021

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**





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

CADOGAN PIER, CHELSEA SW3



Approx. Gross Internal Floor Area 910 sq. ft / 84.73 sq. m

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