



Prospect Quay Wandsworth SW18

This spectacular houseboat is moored at Prospect Quay Moorings, at the east corner of Wandsworth Park. With 3,300 sq. ft. of exceptional living and entertaining space, the boat also has three outside deck areas. All are perfect for entertaining and have panoramic views of the River Thames stretching from Putney Bridge to Canary Wharf.

With a thick steel hull built to Royal Navy standards in the late 1960s, the internal layout and superstructure have been designed and built by the current owners to their own requirements.

A particular feature of the spacious accommodation is the vast open-plan and double-height reception room. This has a designer gas fireplace and direct access, via full-height bi-fold doors, to open deck space from where you can enjoy wonderful sunset views. The well-presented, fitted kitchen with gas cooker and hob has built-in appliances and leads to a walk-in larder. Five bedrooms are spread over two deck levels, one with a wet-room and two with en-suite bathrooms. There is one further bathroom as well as a guest WC. There is also a well appointed, self-contained unit that could be used as a study, day room, potential media room or gym..





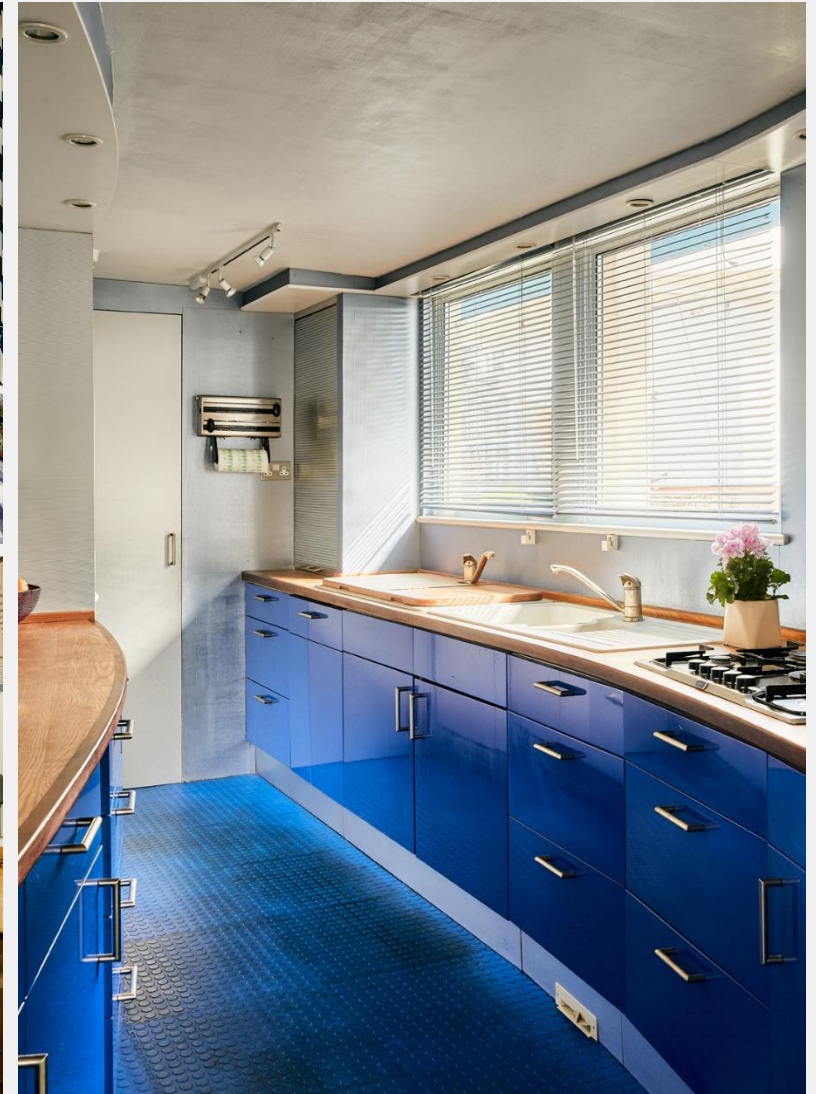
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Mac 1009 is moored at Prospect Quay in Wandsworth, with secure, long term residential mooring rights.

Prospect Quay is located on the corner of the spacious Wandsworth Park, by the river Thames and is a 15 minute walk from Putney mainline and East Putney underground stations. The river ferry runs 7 days a week from the adjacent pier at Riverside Quarter to the city and Canary Wharf. The views of the river and across to the Hurlingham Club from this exceptional houseboat are glorious. The nearby Cats Back pub is a long established and popular spot and a walk along the towpath takes you past a restaurant with outside seating and a well-stocked convenience shop.

KEY FEATURES

- 5 bedrooms**
- 3 bathrooms**
- Double height reception room**
- 3,300 sq. ft. of exceptional living space**
- Full-height bi-fold doors**
- Panoramic views of the River Thames**
- 3 outside deck areas**
- Full-boat ventilation system**
- Double-glazed windows throughout**
- Substantial insulation**
- Mains gas supplied directly to the boat**
- Water and sewage linked to normal land - based facilities**
- Underground car-parking space**
- Swimming pool and gym**
- Conveniently located close to shops and restaurants**
- Close to Wandsworth Park**
- Regular 7-day-a-week river ferry service to the city and Canary Wharf**
- No stamp duty payable on boats**





**Prospect Quay
Wandsworth SW18**

£1,800,000
Freehold

KEY INFORMATION

- Local authority:** London Borough of Wandsworth
- Internal area:** 3,090 sq. ft. / 287.11 sq. m.
(excluding sun deck)
- Council tax band:** E
- Mooring charge:** £6,140 per year approx.
- No. of bedrooms:** 5





