

RIVERHOMES

Cadogan Pier
Chelsea SW3

£2,000,000
Asking price

Houseboat and mooring for non-commercial residential use



Cadogan Pier Chelsea SW3

Mooring on Cadogan Pier with a 25-year licence that commenced on August 31, 2019, and expires on August 30, 2044, offering approximately 20 years remaining. This is a rarely marketed opportunity. The package of the mooring and the houseboat starts at £2m.

Location

Cadogan Pier offers a sensational location on the Thames where you can moor in one of the most desirable areas of London. Cadogan Pier is a vibrant hub in Chelsea where those who appreciate innovation, creativity and excitement choose to be. Next to Cheyne Walk in Chelsea and enjoying beautiful views of Battersea Park and the Albert Bridge. Direct access from Cadogan Pier to river bus (25 minutes to the City,) 5 minutes'

walk to Kings Road and 15 minutes to Sloane Square.

A tender for the vessel up to a maximum length of 7 meters may be moored under the licence without additional mooring fees. The current mooring licence costs are £7,500 per quarter or £30,000 if paid annually.

Photos for illustration purposes only



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The Houseboat

The houseboat will be custom built to suit the requirements of the mooring licence and will offer the owner the best of all worlds under one " hatch ". No stamp duty when sold with long term mooring licence. Beyond its elegant profile it displays great attention to design and liveability along with impressive size - offering close to 200 square metres of indoor and 120 square metres of outdoor space. There is ample space for spectacular indoor and outdoor entertaining and underfloor heating throughout. On the one featured here, there is a spacious living room and cinema lounge, along with three en suite bedrooms and a spa. There is a choice of two layouts with a range of customisable options.

This off plan purchase is an exclusive opportunity to create a unique, bespoke houseboat to your own dream standard.

It comes with a spacious reception room with double floor to ceiling height, offering glorious views of the river. There are artistic features such as picture frame dividing doors and the explorer's lounge/cinema room can be seen through the glassed fireplace.

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Savatori marble en suite bathroom and atrium spa zone underneath skylight. Walk-in closets with additional generous and clever storage throughout. FEATURES: Marble floor and walls with underfloor heating throughout. Stone bathtub, sauna and shower with skylights.

Master Cabin with panoramic views across the river. Direct access to principal Bathroom and Sky Spa.

Both guest en suite rooms are fitted to the highest standards, including fully glassed bathroom and shower with views of the river.

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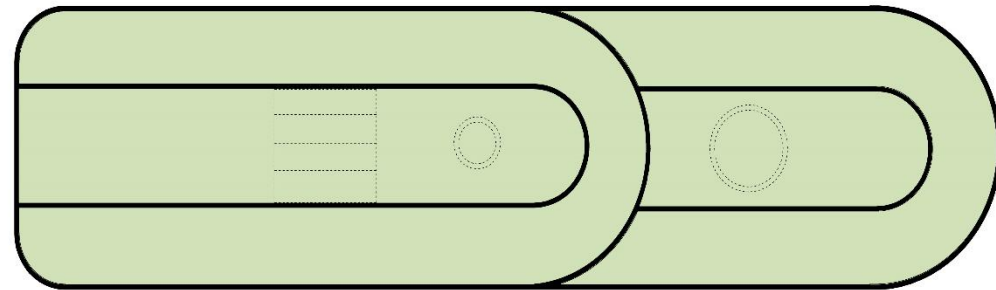
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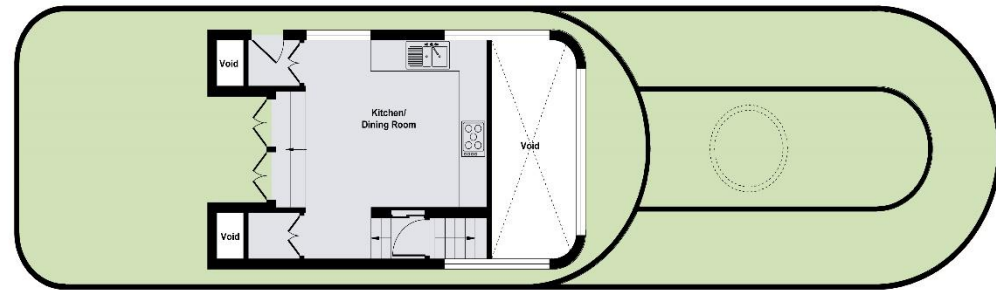
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There is 160 m² walkable deck space including the stern terrace. The vessel's external Artemide lighting highlights her stylish details and streamlined features. Bespoke mahogany and Douglas Fir hardwood details throughout along with Italian manufactured steel items and lightweight aluminum cladding. There is plenty of space for outdoor furniture.

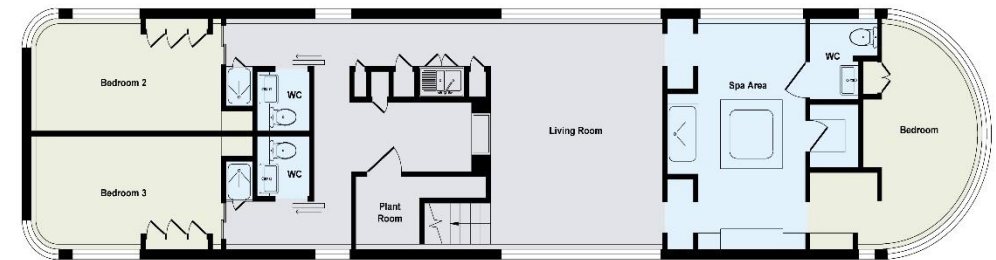
CADOGAN PIER, CHELSEA SW3



Upper Deck

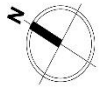


Upper Deck



Lower Deck

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



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