

# RIVERHOMES

Lot's Ait  
Brentford TW8

£275,000  
Residential Mooring



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This elegant steel houseboat offers over 1,800 sq. ft. of contemporary living space, floating on the River Thames. Currently moored at Lot's Ait in Brentford, the barge measures 35.9 by 5.5m. A residential mooring licence, which can be assigned upon purchase, provides an exceptional opportunity to live on the water in this vibrant, sought-after location. The accommodation is generous and thoughtfully designed, featuring two double bedrooms, a twin cabin, an office and three bathrooms. A spacious 32ft open-plan kitchen and reception area has expansive views of the river and is complemented by a 27ft living room. At the helm, the panelled wheelhouse offers panoramic vistas across the Thames—an ever-changing scene of water and sky. The barge also boasts a wide deck for alfresco living, as well as access to a communal garden area on the island, offering an idyllic outdoor retreat. The location is superb, with Brentford National Rail Station just an 11-minute walk away, connecting you to central London in under 40 minutes. Kew Bridge Station is also nearby, a 13-minute walk, with trains running every 15 minutes. For those with a car, the A4 is a 5-minute drive, providing easy access to Chiswick, Richmond, and beyond. The property is offered with a rolling 6-month residential mooring licence. A rare and exceptional living experience on the water—where modern living meets riverside tranquillity.

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	1,873 sq. ft. / 174.25 sq. m.
<b>No. of bedrooms:</b>	3
<b>Council tax band:</b>	A
<b>Mooring fees:</b>	£1,608 per month approximately
<b>Maintenance fee:</b>	£500 per month approximately

