RIVER**HOMES**

Prospect Quay Wandsworth SW18



Prospect Quay Wandsworth SW18

KEY FEATURES

Local Authority: London Borough of Wandsworth

Council tax band E

Internal Area: 2,605 sq. ft. / 242 sq. m.

Four bedroom floating home offering unique living space

Large living room with access to one of the sun decks

Gorgeous 55-foot-long roof sun deck

Additional study and utility room

Access to swimming pool and gym at **Prospect Quay**

Secure underground parking space

Local transport links are via East Putney underground (District Line) and Putney or Wandsworth Town mainline stations and Thames Clippers river boat service to Westminster and the City.

Mooring charges: £6,000 per year approx.

Houseboat "Caracoli" is a most remarkable and the west sun deck from which there's a staircase space has a feature fireplace and provides access suite to bedroom two and a family bathroom. to one of the sun decks. The spacious dining area has a table which can seat up to 10 people comfortably and a well-appointed kitchen with large built-in fridge/freezer, wine cooler, and stunning central island. Bi-fold doors open out to

stylish four-bedroom floating home. She offers leading to a 55 foot long roof sun deck. On the 2,605 sg. ft. of unique living space with incredible lower deck are four double bedrooms and one river views. There are windows on all aspects, single. The master bedroom features a large walkflooding the whole interior with natural light and in wardrobe and generous en-suite shower room. enjoying views of the Thames. The large living In addition, there is a study, utility room, a further en

> The houseboat is located by the Prospect Quay riverside development in Wandsworth. Residents of Prospect Quay benefit from a swimming pool and gym and secure parking.



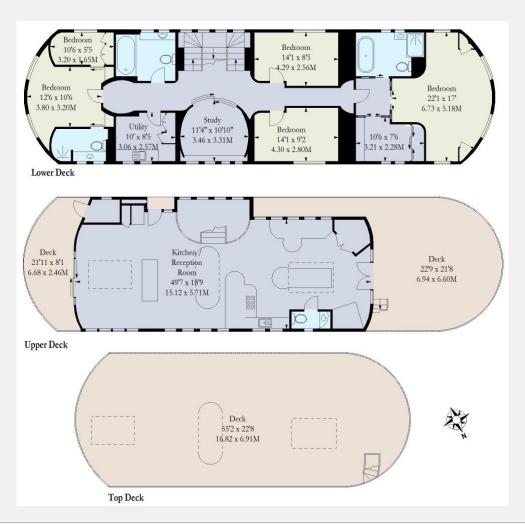




RIVER**HOMES**

South West London Branch 1 – 3 Lower Richmond Road London SW15 1EJ 020 8788 6000 www.riverhomes.co.uk

KEY INFORMATION	
Local authority:	Wandsworth Council
Internal area:	2,605 sq. ft. / 242 sq. m.
Garden area:	Deck
No. of bedrooms:	4



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 sconsents 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.