



## Prospect Quay Wandsworth SW18

Houseboat "Caracoli" is a most remarkable and stylish four-bedroom floating home. She offers 2,605 sq. ft. of unique living space with incredible river views. There are windows on all aspects, flooding the whole interior with natural light and enjoying views of the Thames. The large living space has a feature fireplace and provides access 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

the west sun deck from which there's a staircase leading to a 55 foot long roof sun deck. On the lower deck are four double bedrooms and one single. The master bedroom features a large walk-in wardrobe and generous en-suite shower room. In addition, there is a study, utility room, a further en suite to bedroom two and a family bathroom.

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.

### 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**

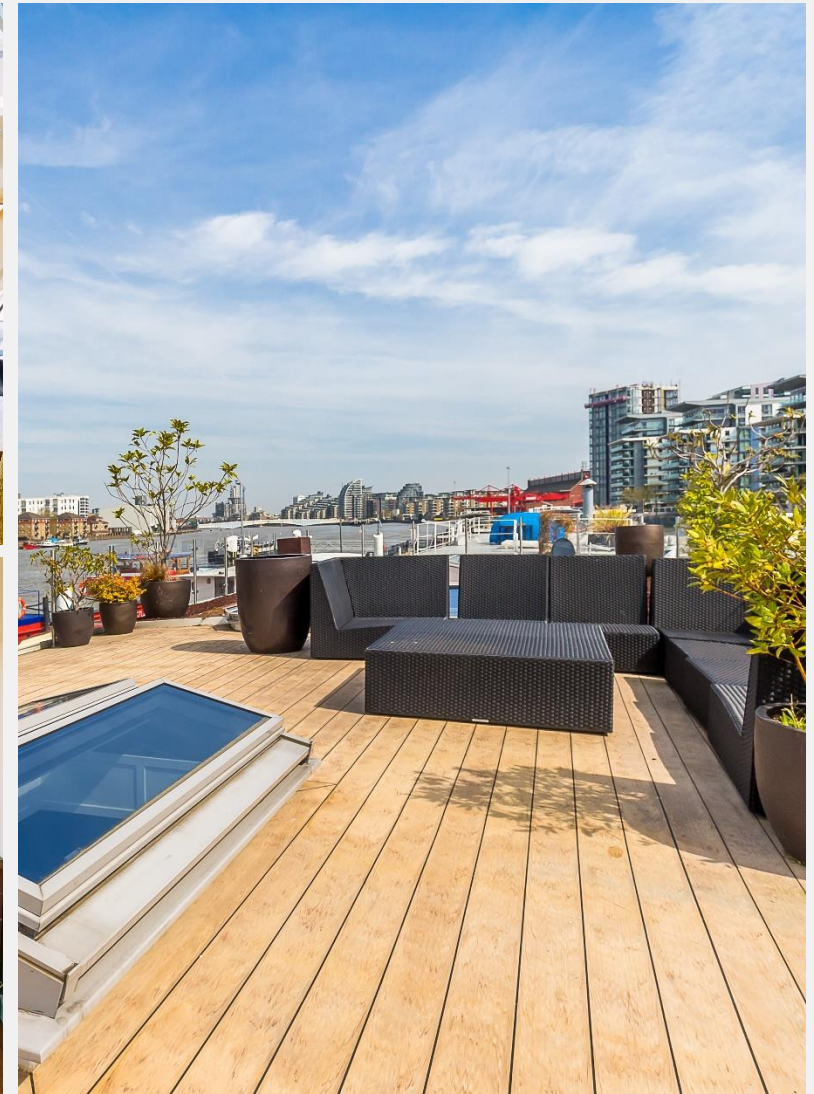
**Additional study and utility room**

**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.**





## KEY INFORMATION

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

