

RIVERHOMES

Oyster Pier
Battersea SW11

Offers in Excess of
£1,000,000
Residential



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Bonheur, is a beautiful Dutch barge for sale, along with her much sought-after, 105-year lease of a very convenient, secure mooring on the Thames, just a short walk from Battersea Square. She has three double bedrooms, all en suite, and a superb, flexible 30ft by 13ft main living area with an attractive wood-burner, a well-appointed kitchen, a huge upper deck and central heating throughout.

This is a rare opportunity to buy this unique Dutch Luxemotor Barge with her much sought after with a mooring off Lombard Road in Battersea, just down the road from Battersea Square. Access to all the barges on Oyster Per is via a secure, monitored gate. This is the main living space with the kitchen at the far end. It is an infinitely flexible, comfortable area,

warm in winter and wonderfully light throughout the year.

Living on the River - rather than just near it - makes living in London a completely different experience. There are fabulous long views down the Thames, beautiful and interesting by day and romantic and intimate by night, with lights of all possible colours on many buildings, bridges and cranes. There are glorious walks to be had along the River in both directions. You feel a long way from the noise and bustle of the busy streets. The community of barge owners is a friendly one, a bit like a village, along with other neighbours - coots, great-crested grebe, heron, swans,

In 2005, after a spell as a restaurant on the Seine in Paris, Bonheur was entirely refitted by a young couple as a very upmarket boutique hotel for two couples at a time on the Saone River and the canals South of Dijon.





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They made the boat into a very special holiday destination, booked up well in advance every season; but they finally decided to move on after 10 years. Battersea Square is five minutes up the road. It has a Gail's, a lovely independent cafe, Suzettes, several other restaurants, a corner shop for basic supplies and, a couple of minutes further along, a pub, The Woodman. The other way along the River is Plantation Wharf, about 10 minutes' walk, where the Uber Boat Thames Clippers go from. Just opposite that Wharf is La Gazette, a super, much-frequented, French brasserie. The 170 bus stops regularly on the road nearest Oyster Pier, Lombard Road, comes from Clapham Junction (otherwise, an easy 15 minute walk) and goes across Battersea Bridge along Royal Hospital Road to Victoria. There is a Sainsbury's, a Tesco's and a Coop, a pharmacy and a doctors'

practice each 10 minutes walk away. The King's Road is a pleasant, 20-minute river stroll across Battersea Bridge.

It has a separate master cabin which is the far side of the (newly-rebuilt) wheel house - so the owners have been able to be self-contained when they have been up in London ourselves. Beneath the main living area is a 3-foot high space running just about the whole length of the boat. It is marvellous for storage and has lots of boxes on shelves containing boat spares of every possible description and use (and a wine rack or two). Through a separate entrance beneath the wheel-house, is the FiatAifo/Iveco 180HP diesel engine, diesel tanks, other machinery and a great bank of batteries from the boat's cruising days. The owners have taken Bonheur out twice since they brought her up to Battersea in 2016, both times to a dry dock up the River

KEY FEATURES

3 bedrooms featuring en-suites

Beautifully restored 34.4m 1920s Dutch Luxe motor barge

Residential Mooring with in excess of 100 year lease

Mooring charges £3,780 per annum approx.

Service charge £5,900 per annum approx.

Excellent transport links and near Battersea Square and Chelsea Harbour

Vibrant local culture and a strong sense of community

Last Out of water: April 2024

Services (electricity, water and waste) are all linked to the shore

Gas for the oven is by canister and diesel (for the central heating system and for the engine) is brought in as necessary by boat

No stamp duty on the sale of a commercial vessel, and no VAT on goods and services provided to one.





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KEY INFORMATION

Local authority: London Borough of Wandsworth

Internal area: 1063 sq. ft / 98.71 sq. m.

No. of bedrooms: 3

Council tax band: A





