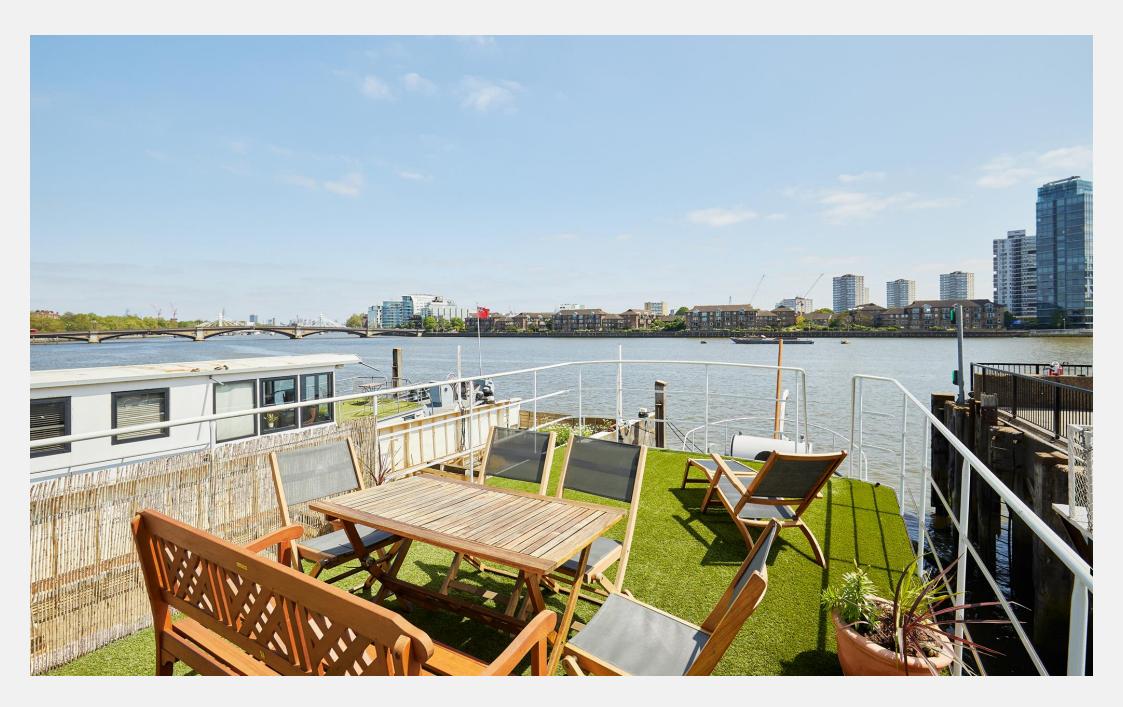
RIVER**HOMES**

Kensington WharfChelsea SW10Red



Kensington Wharf Chelsea SW10

Discover a rare opportunity to own a beautifully converted 1946 Thames Tug, Vent-Axia Sentinel Kinetic MVHR fresh air heat exchanger now transformed into a spacious and characterful houseboat, offering Heatrae Sadia Megaflow sealed hot water tank in large storeroom. modern London living with stunning river views. Benefiting from a 23-year Fire extinguishers, alarms & bilge pump for safety renewable residential lease, this unique home blends history with Secondary glazing throughout for added insulation contemporary comfort, creating a one-of-a-kind floating residence.

Additional Features & Equipment:

Grant central heating boiler with Riello burner (recently replaced) Drayton Wiser central heating controller (cloud-based control) Victron 240V marine isolating transformer RCBO circuit breakers (installed 2020)

A Unique Opportunity to Own a Piece of London's Maritime History! If you're seeking a distinctive riverside home with charm, convenience, and a touch of adventure, this converted Thames Tug is a must-see. Contact us today to arrange a viewing.

KEY FEATURES

Stunning River Views – The upper deck living room opens onto a generous outdoor deck, perfect for soaking in the Thames scenery.

Historic Charm with Modern Comforts -Retaining its riveted steel hull, this former tugboat has been thoughtfully redesigned for stylish and practical living.

Stunning River Views – The upper deck living room opens onto a generous outdoor deck, perfect for soaking in the Thames scenery.

Beautiful houseboat on a 23-year residential lease

Measurements: 23.39 m x 5.33 m

Good sized living room

3 good sized bedrooms - Situated on the lower deck, these well-proportioned rooms provide a cosy retreat.

Fully Equipped with Essential Utilities -Mains electricity, water, and sewerage connections ensure all the comforts of a traditional home.

Close to a number of transport options, shopping and leisure amenities such as the Kings Road (1 mile), Sloane Square (1.25 miles), Battersea Park across Battersea Bridge.



Prime London Mooring:

This houseboat is located on a private residential mooring at Kensington Wharf, accessed via a secure private pier. The mooring lease extends until 2046, with an annual charge of £9,800. Situated close to excellent transport links and top shopping & leisure destinations:

King's Road – 0.2 miles Imperial Wharf - 0.4 miles Sloane Square – 1.25 miles Battersea Park – Just across Battersea Bridge Council Tax Band C



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:	Royal Borough of Kensington and Chelsea
Internal area:	1,014 sq. ft. / 94,30 sq. m.
Garden area:	Spacious garden deck
No. of bedrooms:	3
Mooring charges:	£9,800 + VAT per year
EPC rating:	С



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 services, equipment or texchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants us 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.