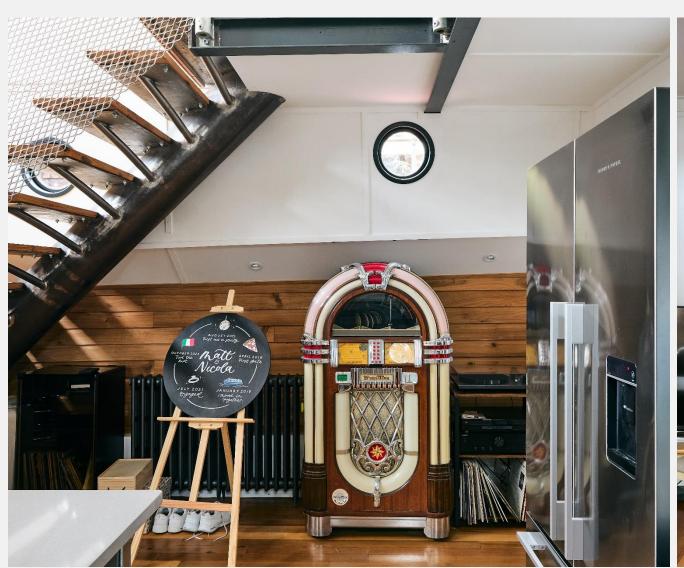


## Victoria Steps Quay **Brentford TW8**

A rare opportunity to acquire this beautifully converted 110 ft. x 18 ft. residential Dutch Barge the primary), an expansive open-plan offering in excess of 2,100 sq. ft. of internal living kitchen/reception with porthole windows at accommodation. Located within the soughtafter Victoria Steps Quay, this Share of Freehold opportunity includes riverside land, allocated parking, storage, office, garden workshop with comparatively low mooring fees at £4,050 per annum. The boat itself has four cabins (all with

fitted cupboards and en suite shower room to water level affording views of the Thames towards Kew Bridge and a custom built/designed industrial style feature staircase, a contemporary bathroom, an extended and stripped out wheelhouse with panoramic views towards Kew Bridge.







## Victoria Steps Quay Brentford TW8

Further benefits include mains gas, electricity, water and sewage connections and a section of the barge that can be a self-contained studio with the potential to generate a rental income in the region of £1,100 per calendar month. The barge was last surveyed in 2021, had its hull re-blacked and exterior epoxy coated in 2021 at the same

time as survey docking. Victoria Steps Quay is also only a short walk away from the many pubs and restaurants of Kew & Chiswick areas, with main transport links being the Kew Bridge National Rail Station and the A4/M4. Council Tax band A.

## **KEY FEATURES**

**Residential Dutch Barge** 

Includes riverside land, allocated parking, storage, office, garden workshop

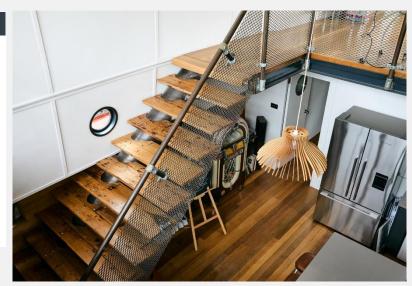
Four cabins

An expansive open-plan kitchen/reception

A custom built/designed industrial style feature staircase

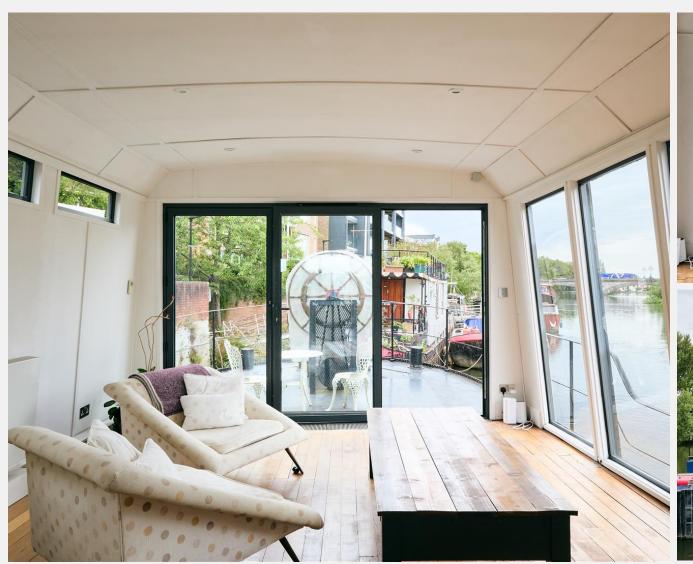
Mains gas, electricity, water and sewage connections

A self-contained studio













## **KEY INFORMATION**

**Local authority:** London Borough of Hounslow

**Internal area:** 2,109 sq. ft. / 196.02 sq. m.

No. of bedrooms: 4

Council tax band: A









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