

RIVERHOMES

Ham Wharf
Brentford TW8

£395,000
Residential mooring



Ham Wharf Brentford TW8

Orpheus is a steel hull houseboat built in 2003 and measuring 16.1 x 4.4 metres. She is offered for sale with a fully residential, transferrable mooring at Ham Wharf, Brentford with vacant possession/no onward chain. This floating home is in fantastic condition both internally and externally having recently been fully renovated and modernised throughout, from the light filled reception area with wonderful river views to a fully functioning kitchen with a range of storage and modern appliances. Also includes a highly efficient eco-friendly pellet boiler with integrated underfloor heating throughout. The accommodation

further provides a splendid master bedroom to the upper deck with raised sleeping area boasting panoramic views as well as an en suite shower room and built-in wardrobe, while the lower deck provides one double bedroom with built-in wardrobe, one single bedroom with built-in office space, and a modern family bathroom. Externally the boat affords an expansive deck some 30 ft. in length including a gas BBQ and sink, and enjoys an enviable end of pontoon position opposite Syon Park, perfect for al fresco entertaining or wildlife watching.

KEY FEATURES

No onward chain

Built in 2003

Recently fully renovated with a full out of water survey done in 2023

Residential mooring

Three bedrooms

Two bathrooms

Open-plan living/kitchen/dining area with impressive skylight

30 ft. sun deck spanning 2 levels and includes gas BBQ and sink

Eco-friendly pellet boiler and underfloor heating

Council tax band A

Mooring charges/mortgage repayments of approx. £475 per calendar month until paid off (approx. 13 years)

Parking on application with the Council



This mooring benefits from mains water, electricity and sewerage. This is a Canal and River Trust (CRT) mooring and the residents have setup a co-operative to own and run – details available on request. Located a short walk from the amenities of Brentford High Street and within walking distance of Brentford National Rail station, the motorist is also well-served with easy access to the A4 / M4. Parking is available on application with council. Offered to the market with no onward chain this pretty and well positioned boat

would make a lovely home or pied-à-terre and viewing is highly recommended.

The last out of water survey was done in 2023 and a copy is available for review.

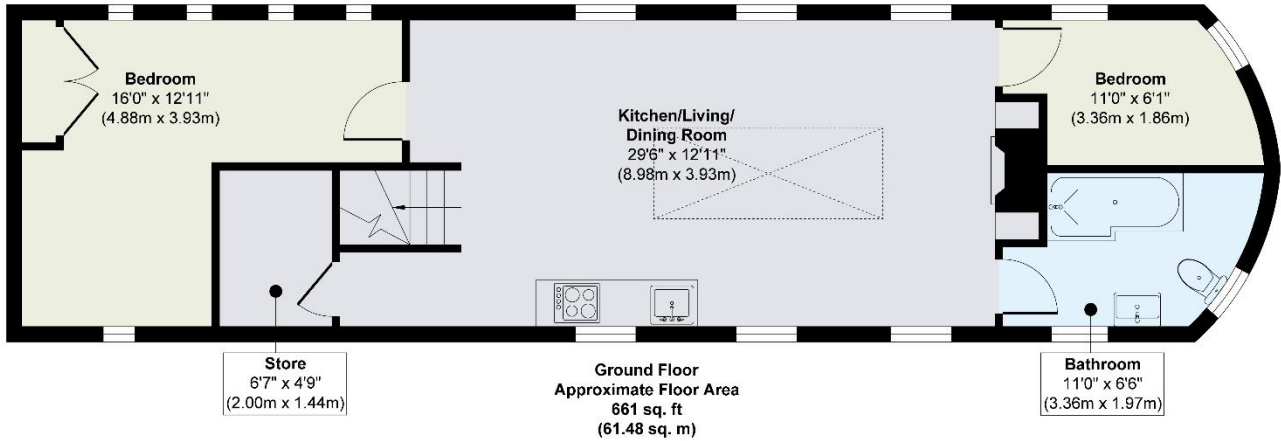
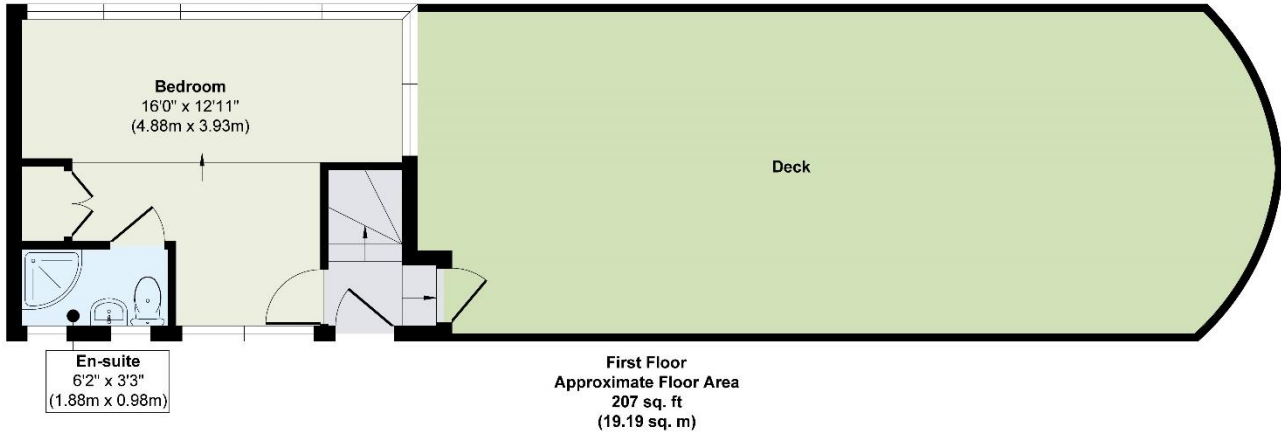
Cash Purchasers preferred.

Communal laundry facilities – although the boat has ample space for its own.



KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	868 sq. ft. / 80.67 sq. m.
Council tax band:	A
Mooring charges:	£475 per calendar month approx.
No. of bedrooms:	3



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