

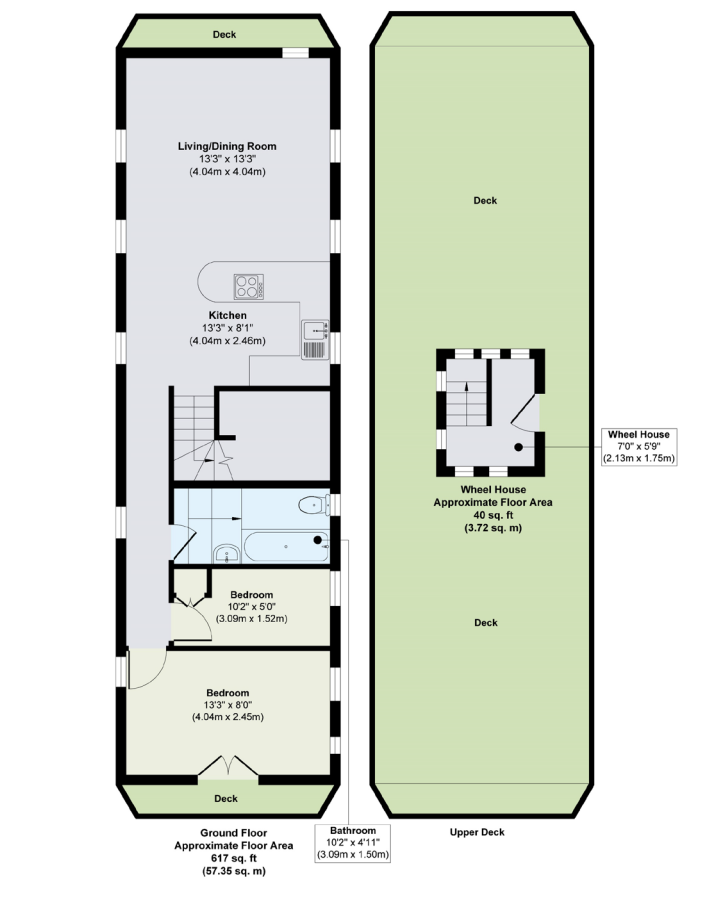
RIVERHOMES

Ham Wharf
Brentford TW8

£300,000
Residential Mooring



Avelmoor is a well-appointed floating home offered for sale with its transferrable Canal and River Trust (CRT) mooring rights. Built in 1999 of steel construction measuring 16.7m x 4.3m (55ft x 14ft). The moorings are part of a co-operative which holds the lease from the CRT and manages the moorings. This two bedroom home offers a calm, contemporary setting, where clean architectural lines and natural light define the space. Designed with modern living in mind, the layout revolves around a generous open-plan kitchen and reception area, opening directly onto two substantial entertainment decks that extend the living space into the outdoors. The interior unfolds with quiet elegance: the kitchen is sleek and functional, with integrated appliances. Two bedrooms are set apart from the main living area, offering privacy and restful retreat. A well-appointed bathroom, finished with considered detail and quality fittings, serves the home. Outside, the pair of entertainment decks offer a strong sense of expansion and versatility, allowing the home to adapt effortlessly to different moods and seasons. Boat owners are all members of the Ham Wharf Mooring Co-operative and manage all affairs relating to the moorings and licence. Prospective buyers will have the opportunity to have a share in the co-op and participate in the management of the wharf. Houseboats are not mortgageable in the conventional way, so cash purchasers required. Council tax band A.



KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	657 sq. ft. / 61.07 sq. m.
Mooring charges:	£535.00 per month approx.
Council tax:	£2,781.00 per annum approx.
Insurance fee:	£726.00 per annum approx.
CRT licence:	£1,014.00 per annum approx.