



QUILLIAM

The Ham
Brentford

- Houseboat & Mooring
- Two Double Bedrooms
- Fitted Kitchen
- Sun Deck
- 18 Year Mooring Licence
- Reception Room
- Two Shower Rooms
- Juliet Balcony
- Liveaboard Facilities
- Potential to Extend Deck

Asking Price £165,000





Property Description

Quilliam are delighted to present to the market this beautifully hand crafted two cabin houseboat which is ideally positioned in the friendly community of Ham Wharf in the heart of Brentford on a 18 year residential mooring licence.

The spacious 522 square foot accommodation includes a large reception room with Juliet balcony on the upper deck and a kitchen/dining room with a charming wood burner, two cabins, one of which has a door to the bow, a spacious bathroom and separate shower room on the deck below.

The houseboat also affords the potential to extend the deck.

Romanta benefits from having both a diesel boiler and a log stove so that in winter it all stays very warm and snug.

The enviable location is ideal for both local amenities and beautiful outdoor spaces including Syon Park and access to stunning walks along The Grand Union Canal and The River Thames towards Kew, Strand on the Green and beyond.

Mooring Fee: Approx £375 per month

Facilities:

- Connected to Mains Electricity
- Diesel Boiler for heating
- Water from mains
- Sewage plugged into main sewage
- No engine, static houseboat
- Phoneline and WIFI set up
- Washing Machine (New)
- Fridge
- Dishwasher (new on June 2019)
- Electric Oven
- Grill and Hob
- Wood Burner

RECEPTION (SALOON)

11'3 x 10'9

KITCHEN / DINING ROOM (GALLEY)

13'1 x 10'8

BEDROOM (CABIN)

10'8 x 8'10

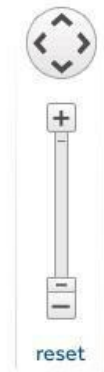
BEDROOM (CABIN)

8'2 x 6'9

SHOWER ROOM



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[View in fullscreen](#)**Romanta, TW8**

Ground Floor

Approx Gross Internal Area 522 Sq Ft - 48.49 Sq M

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

Off the bridge around the bend The Ham Big Red Boat



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements