



QUILLIAM

River Brent Moorings
Brentford

- House Boat
- 544 SqFt
- Engine – Canaline 52hp
- Fuel tank – 560l / 123gl
- Two Bedrooms
- River Brent Location
- Fresh Water Tank – 1200l / 263gl
- 12v Lighting Throughout
- Open Plan Kitchen
- Outside Space Front & Rear

£150,000





Property Description

Quilliam are excited to present a rare opportunity to be the first to name, this wonderful two bedroom House Boat For Sale. No Name, currently resides at River Brent Moorings but it's positioning is limitless. No Name, Widebeam Eurocruiser in style, was built in 2018 by Collingwood, and the fittings were completed in 2020.

No Name benefits from an open plan kitchen and living room space, completed with Thetford gas hob and a Belling gas oven, plus a Shoreline large size fridge freezer, a Belfast sink with a solid Oak wooden worktop comprising a country style breakfast bar and storage cupboards.

Additional Information:

Length – 21.34m / 70ft

Beam – 3.7m / 12ft

Draught – 0.59m / 1ft11"

Max. Air draft – 1.94m

High internal headroom up to 2.14m / 7ft

BSC up to 2026, RCD re-issued in 2022 after the fit-out.

Engine – Canaline 52hp

Fuel tank – 560l / 123gl

Fresh water tank – 1200l / 263gl

Reverse layout, 4 berth in 2 bedrooms, including a large main bedroom with a king size ottoman bed.

1 Kw solar system consisting of 3 x 350w Panasonic solar panel supported with a Victron MPPT controller.

3 x 110Ah AGM leisure batteries plus 1 x 110Ah starter battery.

2.5Kw Sterling Pro Combo S inverter, with 230v sockets all along.

12v lighting throughout.

Large bathroom with double size shower.

5Kw Morso multi stove

Webasto diesel heating system with central heating radiators throughout.

Hot water with dual coil (engine and webasto) and electric calorifier.

Costs:

Mooring fees: £958.00 pcm

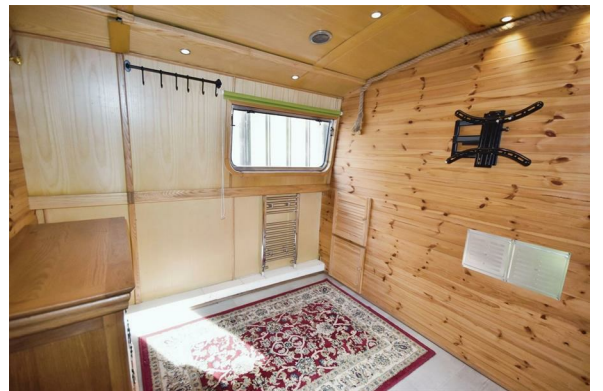
Service Charge: £204.00 pcm

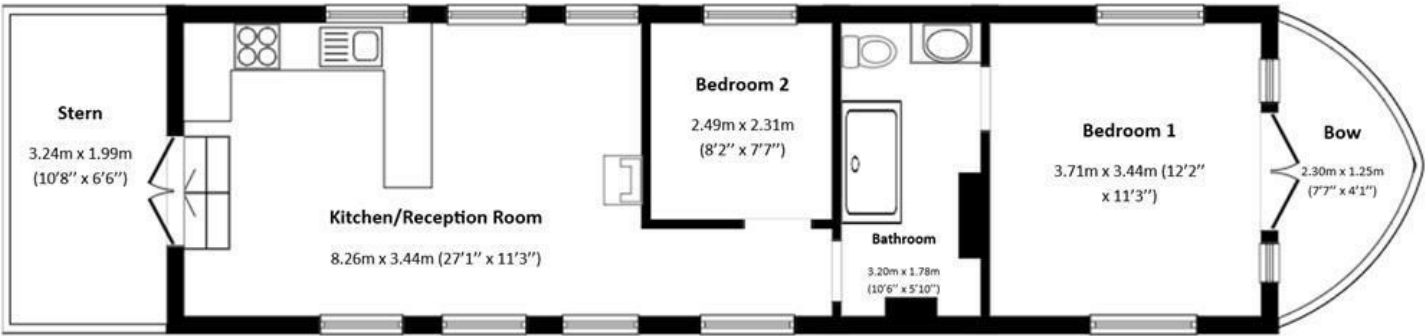
Metered supply S/C Contribution: £62.00 pcm

Total Annual Cost:

£14,688.00

Council Tax Band - A





TOTAL: 50.6 sq.m. (544 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Information



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	

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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