

**Panther Quay, Hampton Wick**







# Panther Quay, Hampton Wick

## Description:

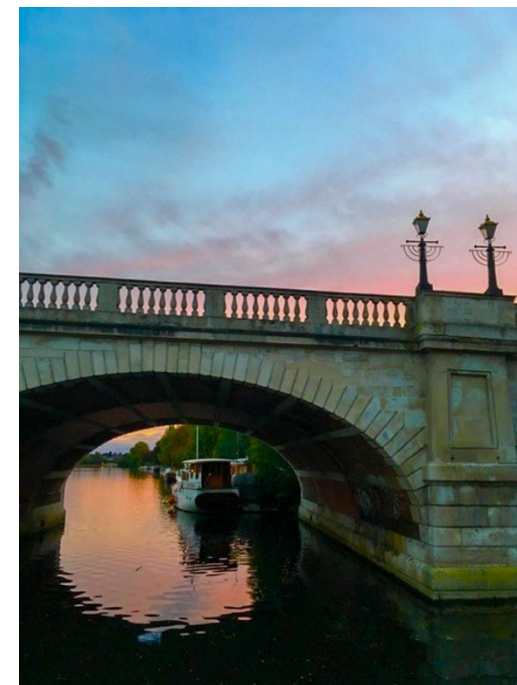
We are delighted to bring to the market this very unusual and rarely available luxurious floating home, offering superb living accommodation and wonderful views downstream on the River Thames.

This vessel is one of 3 moored at Panther Quay on a secure Residential Mooring and has been designed to maximise the space available and take full advantage of the natural light. Completed in 2010 to an exceptional high standard, the vessel offers 3 bedrooms, two with ensuite facilities plus a separate cloakroom. The lounge is open plan to the fitted kitchen and has doors opening out onto the large deck terrace and direct views of the Thames. This home comes with an allocated parking space.

Panther Quay on Old Bridge Street, is superbly placed for quick and easy access into central Kingston with its array of local amenities to suit all needs, including comprehensive shopping centre, cinemas, theatre and restaurants together with a variety of pubs and wine bars.

Floating homes such as this, being well designed, spacious, easily maintained and centrally positioned are few and far between and we would suggest an early visit to fully appreciate what this home has to offer.

\*\*\* NO STAMP DUTY \*\*\*

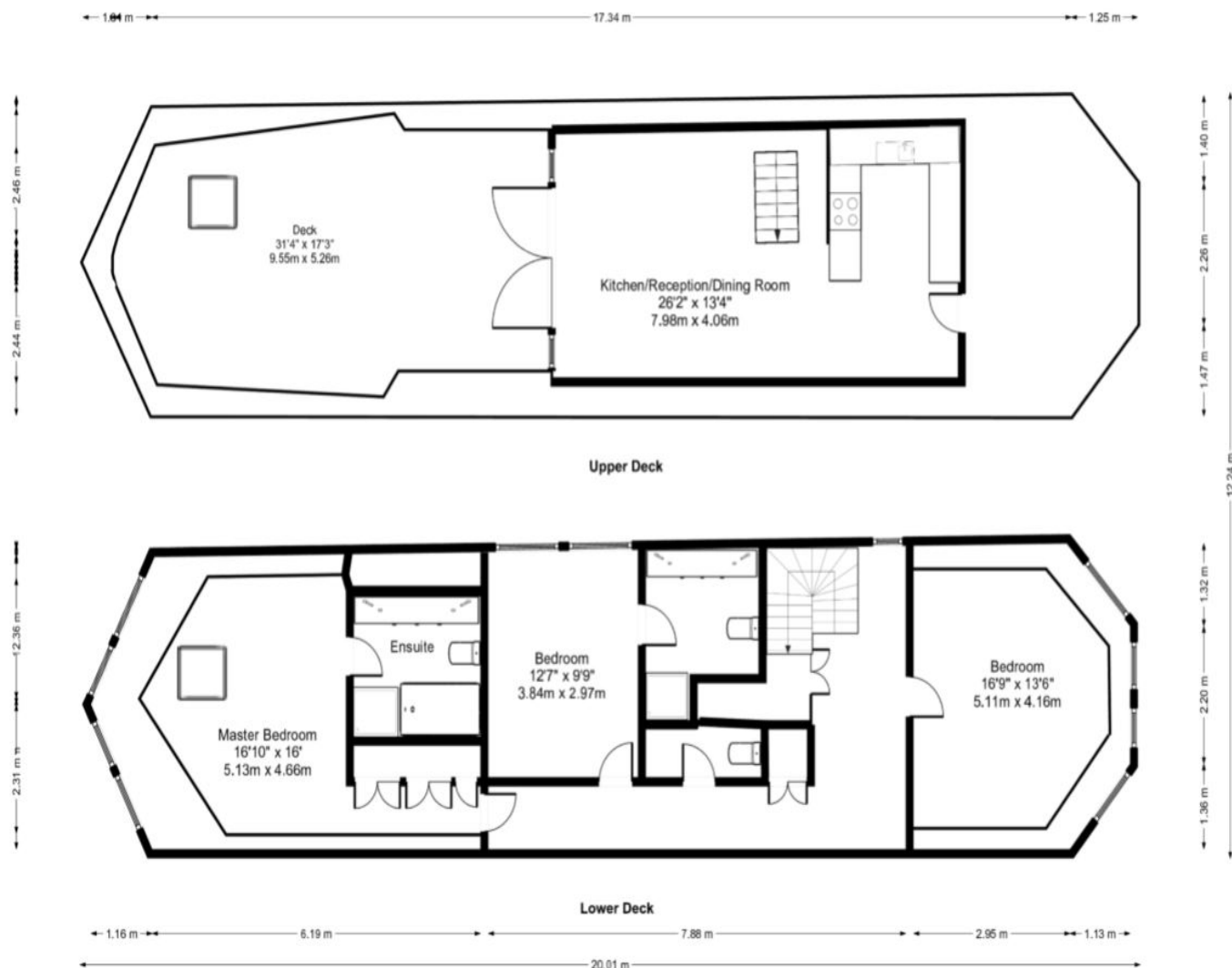


## Information:

<b>Tenure:</b>	Leasehold – 90 years remaining
<b>Status:</b>	Residential
<b>Council Tax:</b>	Band E (£200 per month)
<b>Council:</b>	Richmond Borough Council
<b>EPC:</b>	Exempt
<b>Price:</b>	£465,000
<b>Mooring Fee:</b>	£7,176 per annum (£598 per month)
<b>Service Charge:</b>	£1,284 per annum



Approximately Gross Internal 113.72 sq m / 1224 sq ft (148.8 sq m / 1601 sq ft including external deck)



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

