



Absolute Homes

Little Venice, Maida Vale



INFORMATION

TENURE:	Leasehold
EPC:	Exempt
PRICE:	£430,000
COUNCIL:	Westminster City Council
COUNCIL TAX:	Band A
MOORING:	£1,044.11 monthly fee

DESCRIPTION:

Nestled in the heart of Maida Vale, this former Thames barge, now transformed into a stunning houseboat, offers a truly unique living experience in the picturesque and sought-after setting of Little Venice. Positioned on a residential garden mooring within a private and gated community, this floating home provides a tranquil retreat amidst the vibrant surroundings of London's waterways and streets.

Originally built in 1924 as a commercial transport vessel, this historic barge has seen a fascinating evolution, having once served as a recording studio—where artists left their signatures and anecdotes on the WC walls, still visible today—and later as an art gallery before settling into its current residential purpose.

Inside, the spacious main reception area serves as the heart of the home, featuring an open-plan layout that seamlessly incorporates a fitted kitchen with an AGA at one end and a double bedroom area at the other. Numerous windows and a skylight flood this space with natural light, offering a bright and airy atmosphere while showcasing double-aspect views of the surrounding water.

At the bow of the vessel, a double-aspect double bedroom benefits from built-in storage, while at the stern, an additional bedroom, a bathroom with a double shower and sink, and a separate WC provide further comfort and convenience. The houseboat is well-equipped for year-round living, boasting thermostatically controlled central heating, double glazing, and connection to mains drainage.

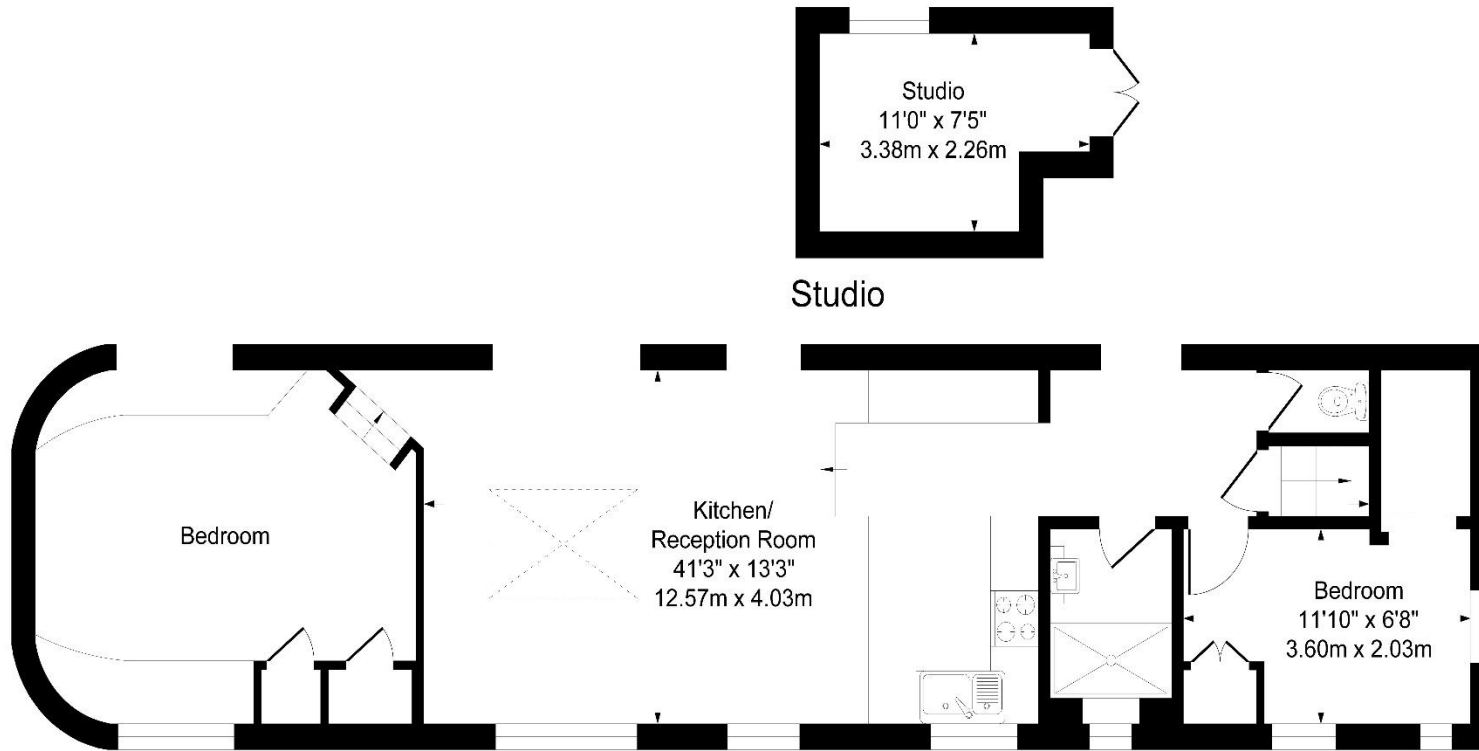
A short set of steps leads up to the expansive roof terrace, an idyllic space from which to fully appreciate the serene waterside setting. Adding to its charm, the mooring also includes a garden plot and a small studio, discreetly tucked among the trees and bushes. This space has previously been used as an occasional guest room and home office, offering flexibility to suit a variety of needs.

The Little Venice area, where the Grand Union and Regent's Canals meet, is renowned for its lively waterside atmosphere, lined with charming cafés, pubs, and restaurants. Boat trips can be taken along these canals, taking in the sights and sounds or alternatively a stroll along the scenic towpaths, or venture further into Regent's Park, Camden, and beyond.

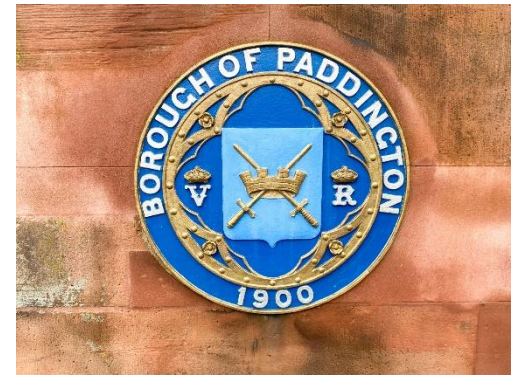
Residential moorings in Little Venice are highly coveted and rarely available on the open market. This exceptional opportunity presents a rare chance to secure a piece of London's rich canal heritage in an enviable and tranquil location. Viewing is highly recommended to fully appreciate this remarkable floating home and its stunning surroundings.



Approximate Gross Internal Area
848 sq ft - 79 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.



 absolute-homes.co.uk

01784 557 898

 info@absolute-homes.co.uk

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.

