



*Maida Avenue, London, W2 1SR  
Asking Price £149,000 Freehold*





1 x  1 x  1 x 

Why spend a £1m or more to buy a small flat in Central London when for £150k you can buy this perfect pied da terre on the Regents Canal in a quiet street in the heart of Maida Vale. Moored inside a secure and locked gated entrance and within 5 minutes' walk of the Tube Station at Warwick Avenue by Little Venice. You have your own mooring and you can of course move the boat around at weekends to explore the amazing canals and rivers at your leisure.

Braithwait is pleased to present this newly refurbished 38 foot long narrowboat in the stunning Little Venice, that comes with the mooring on Maida Avenue. This narrow boat is being offered on a permanent mooring providing a great opportunity to create a lovely holiday home or pied-à-Terre. Benefitting from storage space this property comprises of an open-plan kitchen and living room, a bedroom and a shower room and a space to sit outside. The boat benefits from a permanent mooring and connection to electrics.

Situated on Maida Avenue in the heart of Little Venice this property is just a short walk to Warwick Avenue and Maida Vale underground stations as well as all the amenities that Clifton Road and Maida Vale provide.



## Frog Houseboat, Little Venice, W9

Approximate Gross Internal Floor Area = 14.9 sq m / 160 sq ft

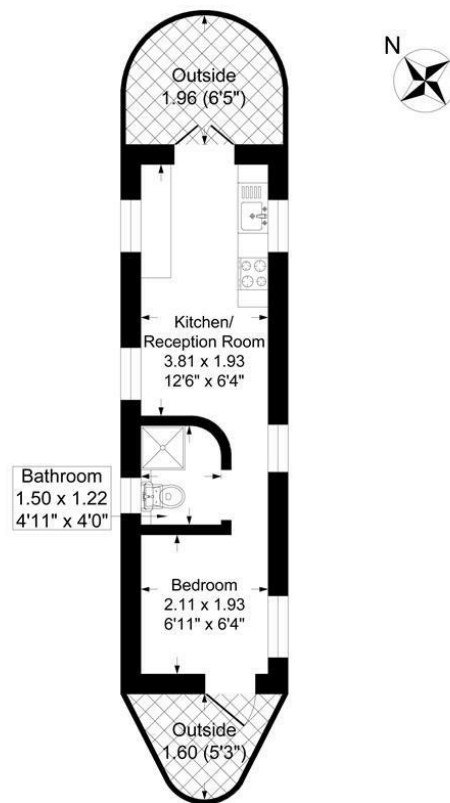


Illustration for identification purposes only, measurements are approximate, not to scale.

**Important Notice** Debussy Property Service Ltd trading as Braithwait for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Braithwait or the vendor, (iii) whilst none in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Braithwait or any person within their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Wide angled lenses may be used in photographs.

Call us on 0207 289 8889 or email [sales@braithwait.co.uk](mailto:sales@braithwait.co.uk)

**B**  
BRAITHWAIT