



£150,000

Clove Hitch Quay

London, SW11 3EY

This 1915 Dutch barge is moored on a fully residential mooring at Albion Quay. The interior was completely refurbished in 2018 by the current owners, with the internal structure stripped back to the frames, totally repainted and spray foam insulation applied to all areas. Finally, the interior was re-clad in birch wood to a very high standard, giving a modern Scandinavian appearance.

You enter into the large wheelhouse which can be used as a wonderful socialising space with great views of across the River Thames. Descending into the bespoke galley/kitchen, then down again into an open plan lounge with a large skylight which brings extra daylight to this part of the boat. In the evenings, there is wireless-controlled, mounted LED lighting.

Built-in hidden storage units have been cleverly designed to act as additional seating. In the bow of the boat there is a good sized bedroom, with a king size bed that lifts to give additional storage.

The residential mooring is available for an addition fee of £220,000 (Total price inc. the boat of £370,000)

Mooring information:?

Current River Works Licence of 60 years with the PLA runs until Dec 2052 upon which it will be reviewed. We have no reason to believe it won't be renewed at this time. New owners would have an equal 10% share in Albion Quay 1992 Limited. One owner (if a couple) will become a Director of the Company, which gives the owners voting rights in any decisions made as the Company. There is an annual AGM, usually held around November time, to discuss Company matters.

Mains connection is available for electricity, internet, water and sewage. Direct sewer connection via onboard pumps.

The berth is for a maximum of 30m x 5.4m and all moored boats are required to have an engine.

Hull blackened with 2 coats in 2020, prior to that in 2017 when it was completely blasted and repainted. Above waterline repainted 2020.

Council tax is Band A is £640.77 for 2024/25 (lowest in London).

Last surveyed - out of water, 2017. At low tide at mooring, January 2024. Anodes last changed in 2017.

Engine last used under own steam in 2020.

These details are subject to contract.

Offers on the asking price may be considered.





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

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

OFFICE ADDRESS

88 Cheshire Street
London
E2 6EH

OFFICE DETAILS

0207 739 6969
info@peachproperties.com
www.peachproperties.com