

Lightermans Walk, London SW18



# Discover the epitome of riverside living

A superb houseboat with fabulous entertaining space and a huge sun deck, situated on private mooring next to Wandsworth Park.

Discover the epitome of riverside living with this stunning houseboat, ideally moored next to the picturesque Wandsworth Park. This exceptional residence, which measures to approximately 1,977 square feet, offers an expansive living area filled with natural light, thanks to large windows and a thoughtfully designed open floor plan. The modern, fully equipped kitchen seamlessly integrates with the dining and lounge areas, creating a perfect space for both relaxation and entertaining.



3



2



1

EPC

TBC

**Offers in excess of:** £1,500,000

**Tenure:** Available freehold

**Service charge:** Approximately £6000 per annum. We have been unable to confirm the exact service charge amount, ground rent, or next review date for both. You should ensure you or your advisors make your own inquiries.

**Local authority:** London Borough of Wandsworth

**Council tax band:** TBC







## Continued..

The lower deck features a luxurious principal suite with an en-suite bathroom and walk-in wardrobe, two additional bedrooms, a well-appointed family bathroom, and a versatile study that can easily be converted into a fourth bedroom. A dedicated utility room adds to the convenience of this remarkable home.

This houseboat also includes an automatic boat launcher, offering ease of access for aquatic adventures. Residents enjoy access to the gym and swimming pool at Prospect Quay, and there are underground parking spaces available for rent. A unique addition of this property is that the mooring is securely gated and privately owned so the houseboat comes with a share of the freehold of the mooring, and all the utilities are connected to the mains.

## Location

This peaceful location next to Wandsworth Park offers serene surroundings while being within easy reach of Wandsworth Town station, East Putney, and Putney Bridge tube stations. The Wandsworth Riverside Quarter pier provides direct routes to the city by Uber Boat. The vibrant local area is brimming with shops, bars, restaurants, and other amenities, making this houseboat a perfect blend of tranquillity and urban convenience.



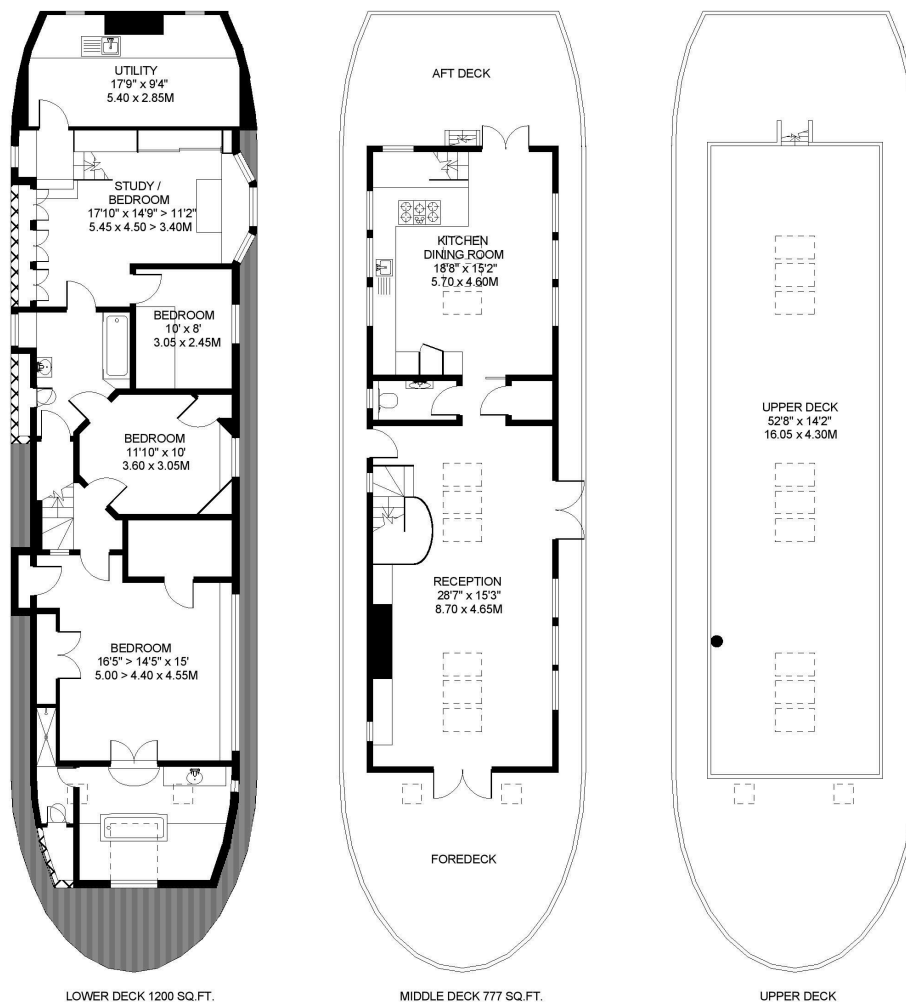








LIGHTERMANS WALK  
WANDSWORTH SW18  
APPROXIMATE INTERNAL FLOOR AREA  
1977 SQ.FT / 183.7 SQ.M.  
PLUS STORAGE 26 SQ.FT. / 2.4 SQ.M.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
**Battersea & Riverside**  
26 Bellevue Road  
London  
SW17 7EB  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**Sarah Bennett**  
020 3866 2924  
[sarah.bennett@knightfrank.com](mailto:sarah.bennett@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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