



£135,000

Hampton Court Road

London, TW8 0AW

Situated on a fully residential, fully transferable mooring with no transfer fee, the boat enjoys an enviable position in Brentford, an area that has undergone extensive regeneration in recent years. The vibrant waterside neighbourhood now boasts an excellent selection of cafés, restaurants, bars and independent shops, creating a lifestyle more commonly associated with some of London's most fashionable districts.

The mooring provides mains electricity, fresh water and pump-out facilities, while also benefiting from a friendly, close-knit community of residential boaters.

The interior offers generous living space throughout, making it ideal as a full-time residence.

Accommodation includes:

A well-proportioned double cabin with ample storage.

A bright, open-plan saloon and galley, creating an excellent social living space.

A versatile aft cabin that could serve as a child's bedroom, guest accommodation or an ideal home office for those working remotely.

The boat has been thoughtfully equipped for comfortable year-round living, including:

Diesel-fired central heating.

A cosy solid fuel stove.

A gas-powered instantaneous water heater providing continuous hot water. A calorifier allowing hot water to be heated from the mains electrical supply when required.

The vessel was lifted from the water in July 2023 for a routine inspection, with no reported issues.

A significant advantage is the replacement engine fitted in 2020, which has seen very little use and therefore has exceptionally low engine hours. The boat is also equipped with both a generator and a solar charging system, making it equally suited to extended cruising as well as residential use.

For additional peace of mind, the boat benefits from a new Boat Safety Scheme (BSS) Certificate, valid for the next four years.

The current residential mooring fees are approximately £850 per month.

This is an excellent opportunity to purchase a spacious liveaboard boat with a secure residential mooring in one of West London's most desirable and increasingly sought-after waterside communities.

These boat details are subject to contract.

Note: 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

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