



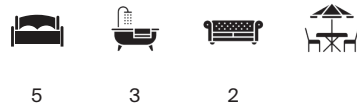
PROSPECT BELLE

London, SW18



PROSPECT QUAY, LIGHTERMANS WALK

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



Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Freehold boat with share of freehold in the moorings

Service charge: £7,310 per annum, annually, next review due 2026

Ground Rent: £750 per annum, annually, next review due 2026

Guide Price: £1,500,000



WHERE TRADITION MEETS QUIET LUXURY

Experience prime river living on this beautifully designed five-bedroom houseboat moored beside Wandsworth Park, offering approximately 2,891 sq ft of bright, well-planned accommodation.

The ground floor features a bright reception room at the bow that flows seamlessly into a generous open-plan kitchen, dining, and living area, complete with large windows and access to an outdoor deck at the stern—perfect for waterside dining and entertaining. A guest WC completes this level.

Below, the lower deck offers excellent accommodation including a substantial principal bedroom with a walk-in wardrobe and en-suite bathroom, two further double bedrooms, a family bathroom, and a versatile study ideal for working from home. At the bow, an additional reception area leads to two more bedrooms, providing flexible







The property is crowned by a spectacular full-length rooftop terrace, delivering extensive outdoor space and panoramic river views. Combining spacious interiors, multiple reception areas, and flexible bedroom layouts with exceptional outdoor living, this houseboat presents a rare opportunity to enjoy a unique and luxurious lifestyle on the water in a prime Wandsworth location.

Residents enjoy access to the gym and swimming pool at Prospect Quay, and underground parking facilities. 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. There is also no stamp duty payable on a houseboat.



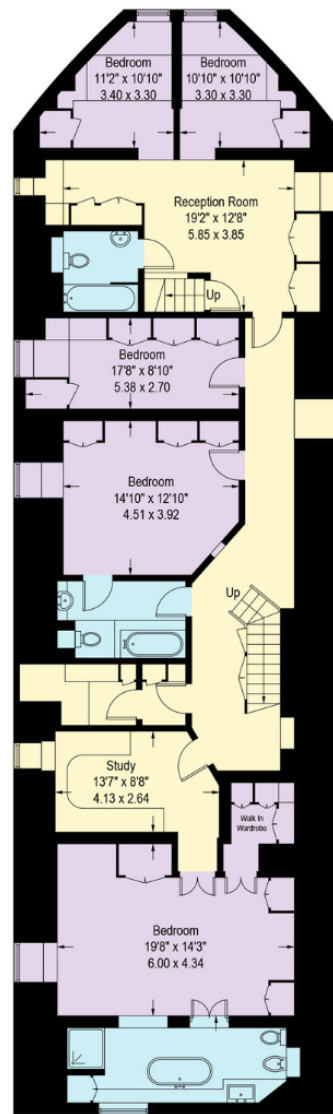
LOCATION

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.

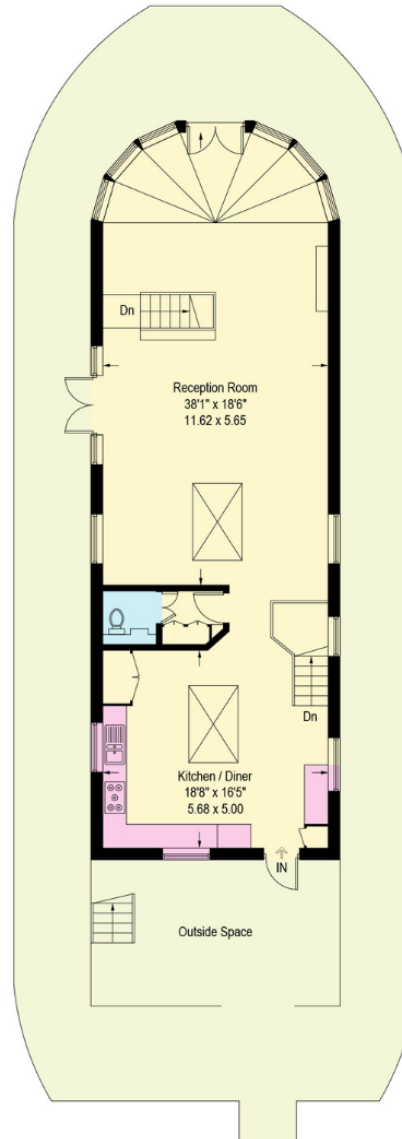








Lower Ground Floor



Ground Floor



Approximate Gross Internal Area = 268.6 sq m / 3,081 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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