

# RIVERHOMES

Albion Quay  
Battersea SW11

£900,000  
Residential



## Albion Quay Battersea SW11

A rare opportunity to acquire a three-bedroom Belgian Spitz barge, thoughtfully configured to offer both a generous main residence and a stylish self-contained one-bedroom aft apartment. The main section of the vessel features impressive proportions throughout. A split-level living area creates a wonderful sense of space, with an open-plan kitchen, excellent storage, and abundant natural light from well-positioned skylights and portholes. The accommodation includes a bright master bedroom with an en-suite bathroom and dressing room, as well as a second well-sized bedroom with its own en-suite shower room. Additional highlights include hardwood flooring, underfloor heating throughout, a separate laundry room and three welcoming sun decks ideal for relaxing or entertaining. The self-contained rear unit has been beautifully designed to maximise comfort and privacy. Enter through the working wheelhouse and descend into an open-plan kitchen/reception area with ample storage and a well-appointed kitchen and utility space. This leads to a light and airy double bedroom with fitted wardrobes, complemented by a modern shower.

### KEY FEATURES

**3 bedrooms**

**3 bathrooms**

**Split level living space**

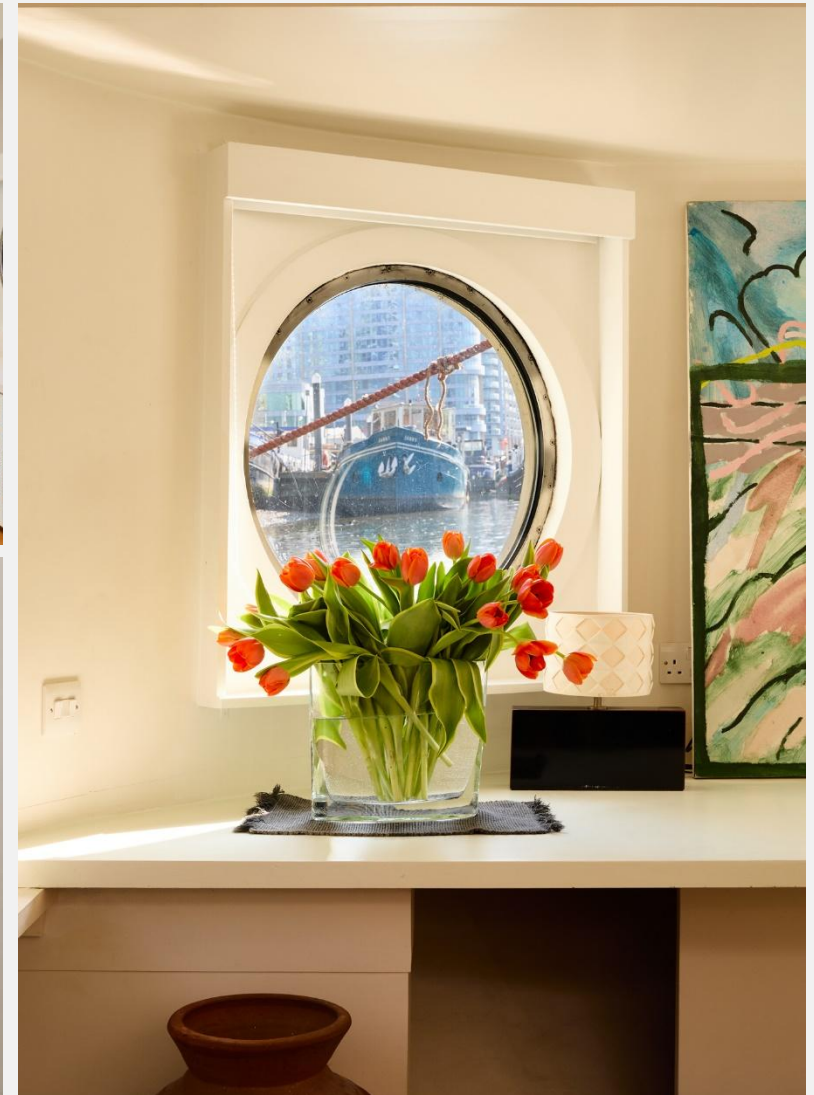
**Under floor heating**

**Ample storage**

**Sunny throughout**

**Walking distance to Battersea Square with vibrant cafés, restaurants and pubs**

**Excellent transport links from Clapham Junction**



## KEY INFORMATION

**Local authority:** London Borough of Wandsworth

**Internal area:** 1,540 sq. ft. / 143.03 sq. m.

**No. of bedrooms:** 3

**Council tax band:** A - £680.23 per annum approx.

**Mooring charge and service charge:** £7,572 per annum approx.



