



**£1,150,000**

**Battersea Park Road**

London, SW11 3NA

Occupying a private berth with no neighbouring vessels, the property enjoys an unrivalled sense of privacy and exclusivity, together with uninterrupted river views across to Chelsea Harbour. Set within the peaceful grounds of St Mary's Church and accessed away from the road, the mooring provides a tranquil retreat while remaining remarkably well connected, with the King's Road just a 15-minute walk away.

The vessel is thoughtfully arranged over split-level accommodation, creating a versatile and characterful living environment. There are two generous double cabins and two bathrooms, complemented by two open-plan saloons: a bright upper-deck living space designed to maximise the spectacular river outlook, and a second reception area on the lower level, offering flexibility for entertaining, relaxation or home working.

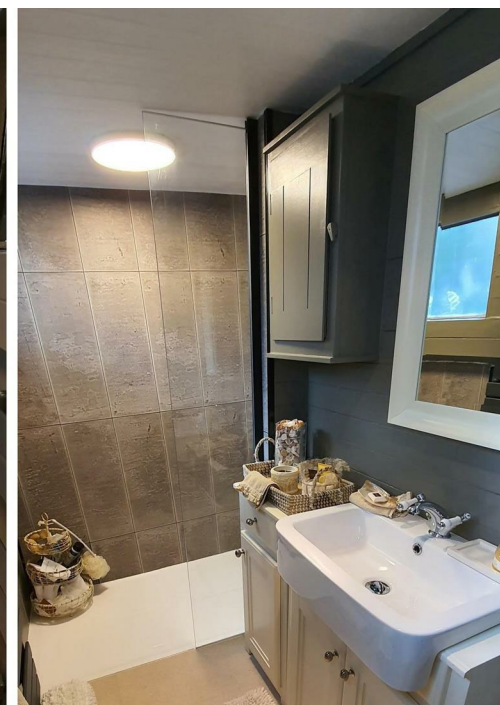
One of the property's defining features is its abundance of outdoor space. Multiple seating and entertaining areas provide the perfect setting for morning coffee, al fresco dining or simply watching the changing light across the Thames. The elevated position and uninterrupted aspect create a constantly evolving riverside panorama that is rarely available in London.

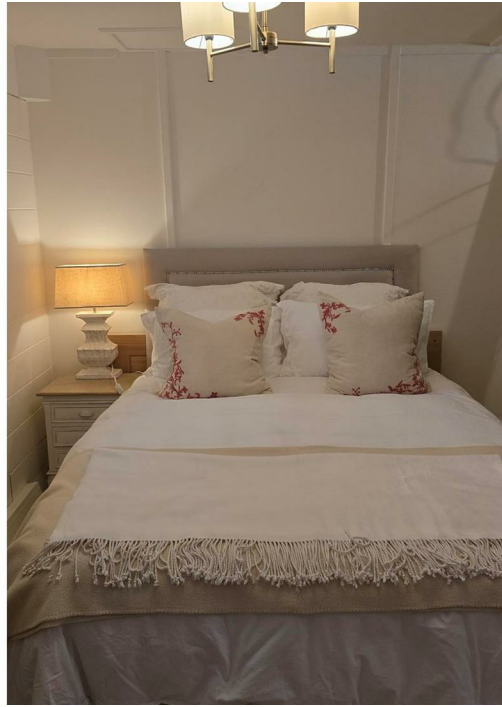
Practical considerations have not been overlooked. A private parking space is included within the church grounds, conveniently located just 20 metres from the vessel. The sale also benefits from a 125-year mooring licence, with an annual mooring fee of only £3,000, providing long-term security and outstanding value for such a prestigious riverside location.


A distinctive London home, combining privacy, character and breathtaking views in an exceptionally rare setting.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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