



Victoria Steps Quay Brentford TW8

Ysland is a beautifully considered houseboat moored at Victoria Steps Quay, Brentford, offering an unusually generous and characterful approach to life on the River Thames. Designed around its relationship with the water, the boat unfolds across two levels, with approximately 1,161 sq. ft. of internal accommodation and substantial upper and lower decks. Inside, marine plywood joinery runs throughout, giving the interiors a warm, tactile quality, with built-in shelving, cabinetry and carefully resolved details creating a sense of continuity throughout. The upper deck forms the heart of the

home, with an open-plan kitchen, dining and reception space wrapped in windows and opening onto the deck beyond. Here, the river becomes part of the room, with long views across the water and plenty of space for outdoor dining, entertaining or simply watching life drift past. Below, the accommodation is arranged around a generous central reception room, with three bedrooms, a kitchen and shower room. A staircase rises through the centre of the boat, while a concealed bookcase opens to reveal a private, self-contained flat.

KEY FEATURES

3 bedrooms

2 bathrooms

Expansive open-plan kitchen / reception area

Large deck and outdoor area

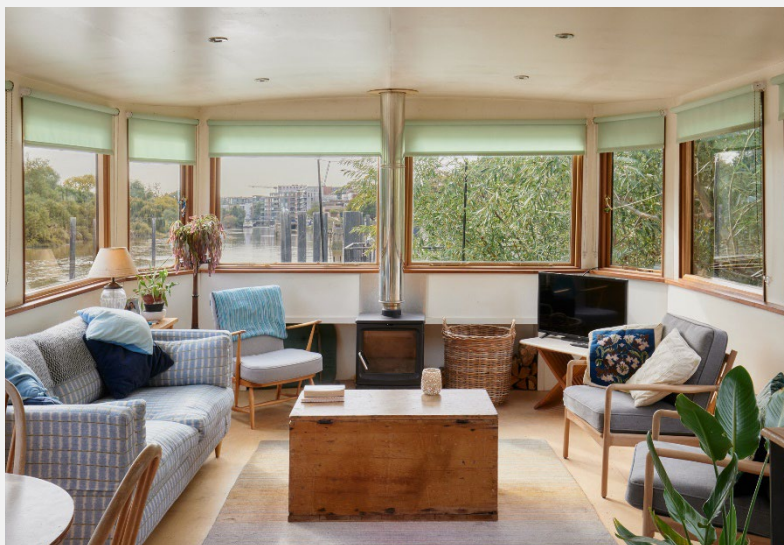
Self-contained studio

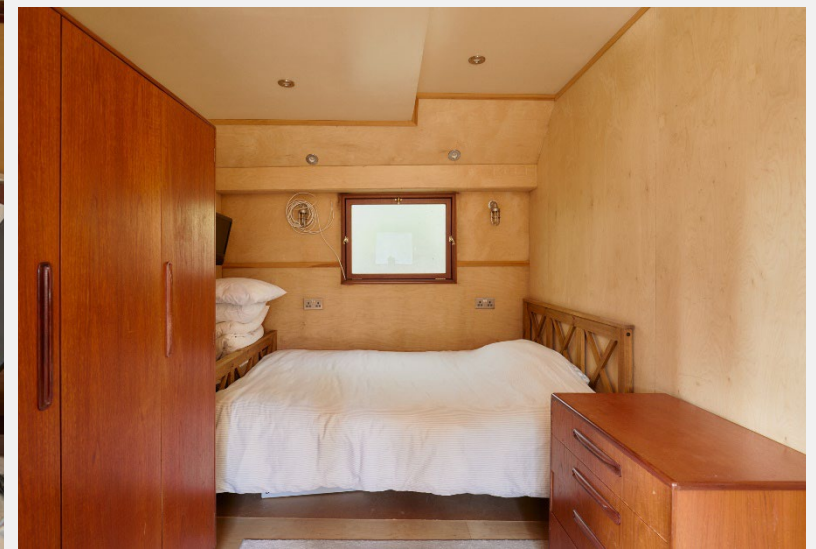
Solar panels & storage battery

Council tax band: A - £1,457.04 per annum approx.

Mooring fees: TBA

Service charge: TBA





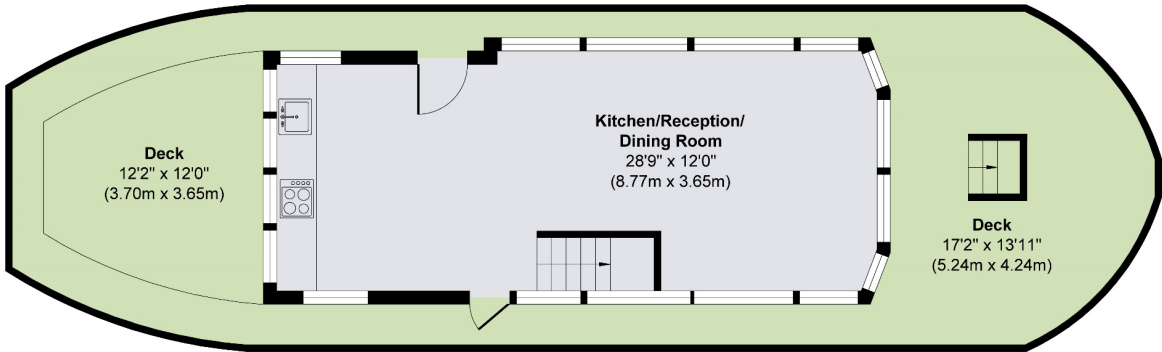
KEY INFORMATION

Local authority: London Borough of Hounslow

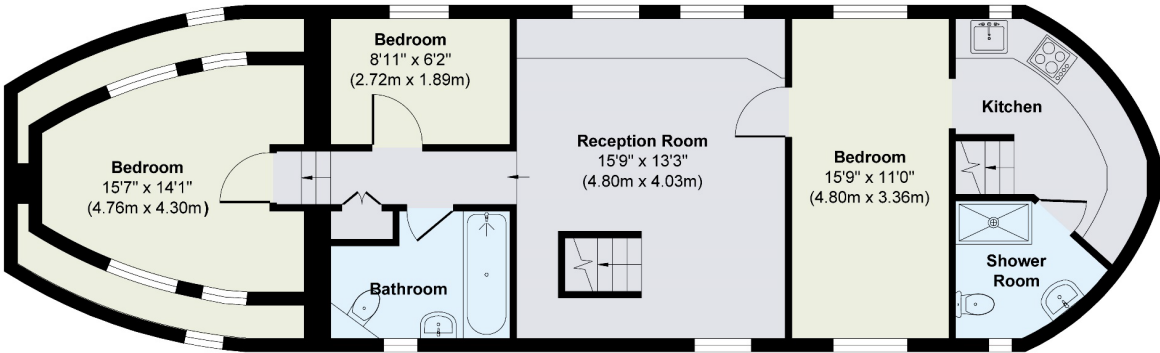
Internal area: 1,161 sq. ft.

Council tax band: A - £1,457.04 per annum approx.

No. of bedrooms: 3



Upper Deck
Approximate Floor Area
347 sq. ft
(32.30 sq. m)



Lower Deck
Approximate Floor Area
814 sq. ft
(75.70 sq. m)

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