



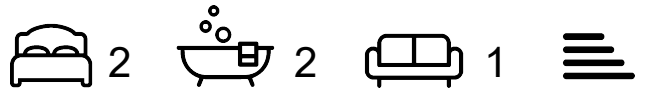
CHARLES BARTLETT  
RESIDENTIAL



## House Boat Admiral Walk

, London, W9 3TY

Asking price £750,000



This beautifully designed 72ft, two-bedroom houseboat offers approximately 725 sq ft of stylish, high-quality accommodation – a truly unique opportunity as one of only two built of its kind.

Finished to an exceptional standard throughout, this contemporary floating home features:

- Two spacious double bedrooms with fully fitted wardrobes.
- Two mirrored/marbled Bath/shower rooms, one of which is ensuite.
- Generous open-plan living/dining room
- Extensive fitted kitchen with breakfast bar, boiling water tap and macerator.
- Utility room with installed washer/dryer.
- Underfloor heating and air cooling with water source heat pump.
- Perpetual background ventilation with energy efficient heat exchanger.



## Area Map



## Floor Plans



## Energy Efficiency Graph

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 	

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