

RIVERHOMES

Ham Wharf
Brentford TW8

£225,000
Residential Mooring

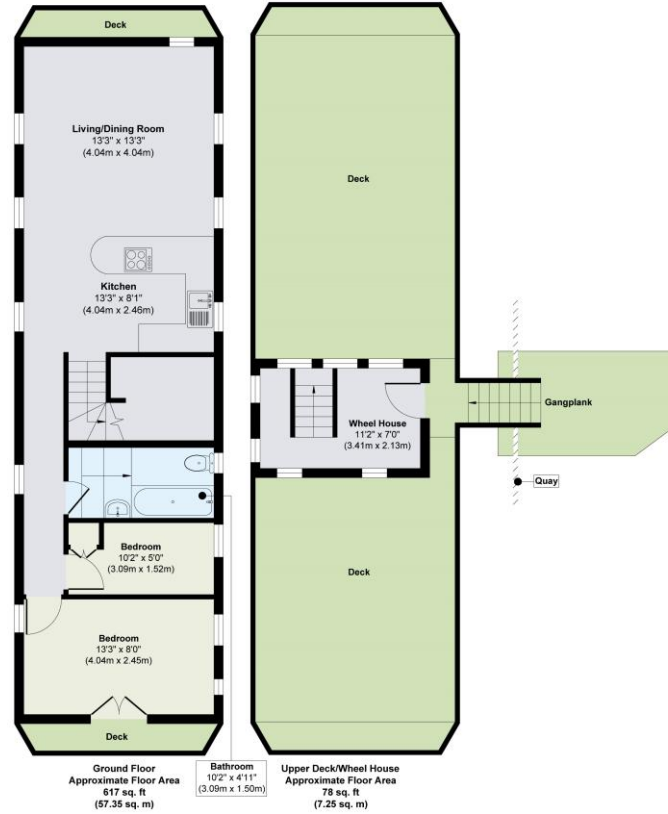


RIVERHOMES

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Avelmoor, a well-appointed floating home with a private parking space, is offered for sale with its transferrable Canal and River Trust (CRT) mooring rights. Built in 1999 of steel construction, it measures 16.7m x 4.3m (55ft x 14ft). The moorings are part of a cooperative which holds the lease from the CRT and manages the moorings. A quiet, gated and secluded mooring, it is within walking distance of the main high street, shops, cinema and restaurants. This two bedroom home offers a calm contemporary setting where clean architectural lines and natural light define the space. Designed with modern living in mind, the layout has a generous open-plan kitchen and reception area. The interior unfolds with quiet elegance: the kitchen is sleek and functional with integrated appliances. Two bedrooms are set apart from the main living area, offering privacy and restful retreat. A well appointed bathroom, finished with considered detail and quality fittings, serves the home. It is connected to all main services and utilities. Outside the pair of large balustraded decks offer plenty of space for entertainment and relaxation. Located in Brentford, West London, Ham Wharf is a distinctive waterside area, situated along the River Brent. The Ham Wharf Mooring Co-operative, established in 2022 manages the moorings and adjacent waterside, providing affordable, secure moorings for its members. Boat owners are all members of the cooperative, managing the wharf's moorings and upkeep. Houseboats are not mortgageable in the conventional way, so cash purchasers required. Council tax band A



KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	657 sq. ft. / 61.07 sq. m.
Mooring charges:	£535.00 per month approx.
Council tax:	£1,390.00 per annum approx.
Insurance fee:	£726.00 per annum approx.
CRT licence:	£1,014.00 per annum approx.

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