

RIVERHOMES

Plantation Wharf
Battersea SW11

£995,000
Residential Mooring



Plantation Wharf Battersea SW11

This Luxemotor Dutch Barge is currently moored at Plantation Wharf in Battersea. It was designed by Jan Visser, a Dutch marine architect and by the current owners. It was built by SRF in Harlingen, completed in September 2016 and sailed over the North Sea to its present mooring. It is designed with a Scandinavian influence and with no expense spared on the finish. It is a fine example of a fully functioning, luxury floating home, which is also quite capable of cruising the European waterways. The barge is almost 30m long with 1,276 sq. ft. of exceptional accommodation. The sheer size and considered configuration results in a very versatile vessel which would serve a multitude of purposes. The boiler and water pump were recently serviced and the hull inspected. The vessel also has the TRIWV certificate.

The lower deck accommodation comprises 2 large double bedrooms, both with en-suite bathrooms, large cupboards and dressing tables. There is a 3rd bedroom with two bunk beds, which could be adapted to an office. There is also a separate WC and a well-appointed utility room with Miele washing machine and separate tumble dryer. The sitting room has an abundance of windows and is therefore very light. The living area has a wooden floor with plenty of hatches for storage and also many deep cupboards. There is an underfloor wine cellar, a wood burning stove and a pop-up TV cabinet. It is open plan to the bespoke fitted kitchen which has top of the range integrated Miele appliances, including fridge freezer, dishwasher, oven and hob. Access to the spacious engine room is through the aft bedroom. This contains the diesel combi boiler and Mercedes V6 250hp engine.

KEY FEATURES

Measurements: Length: 29.5 m; Beam: 4.9 m; Height: 3.55 m

The barge is almost 30m long with 1,344 sq. ft. of exceptional accommodation

The vessel has the TRIWV certificate

No stamp duty payable on the vessel

Two double bedrooms with en-suite and a third bedroom with two bunk beds

Underfloor wine cellar

Substantial rear deck with good sized bench and built-in storage

Electricity, water supply, sewage and telephone line from pontoon

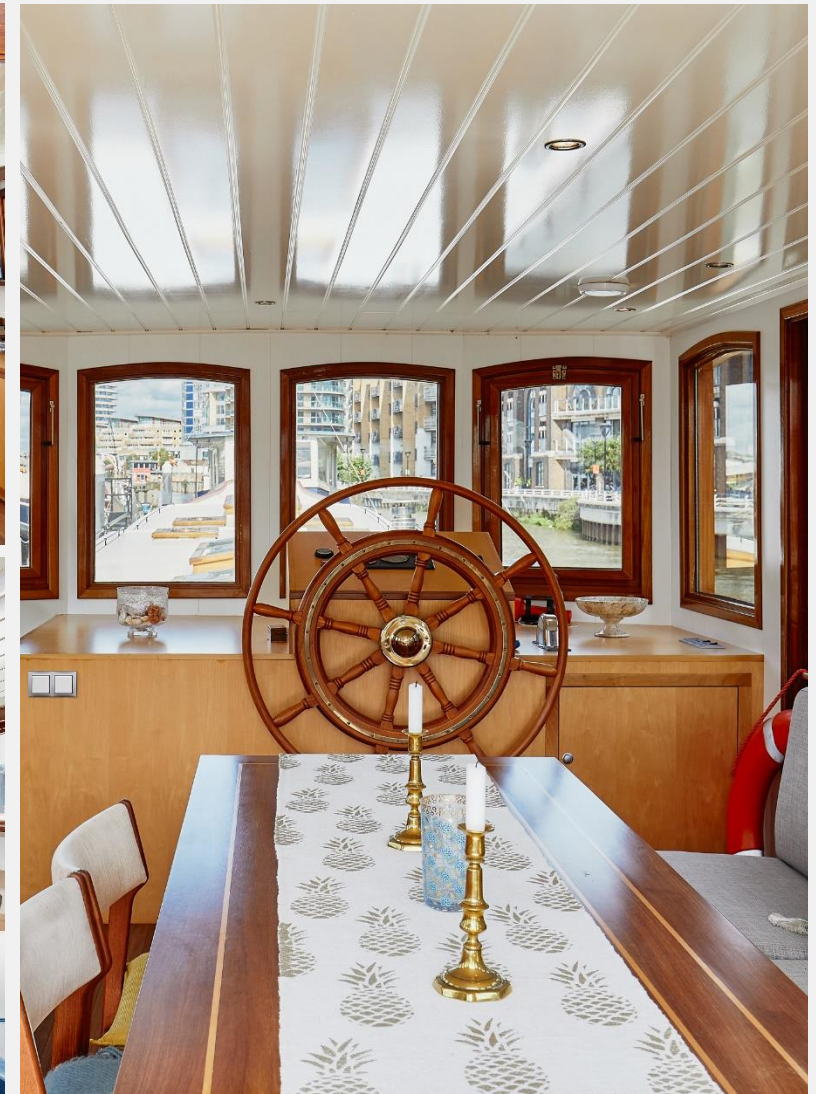
Mooring charges: £4,690 per year approx. (inc. ground rent and PLA fees)

Council tax band A

Lease length: From March 1989 from 150 years (so 117 years left)

Parking: Quayside Underground Car Park for £5 per night (or equivalent long term)

Local authority: London Borough of Wandsworth



On the upper deck there is a large wheelhouse which enjoys a 360 degree panorama and is a stylish entertaining and dining space with wonderful views of the river. This opens out onto the substantial rear deck which has teak decking and a good sized bench seat with built in storage around the stern of the vessel. Two of the spaces were designed to store Brompton bicycles. There is also a separate cupboard to store and act as a base for a BBQ. Direct connection to pontoon facilities allows for mains electricity, automatic pump out of sewage, mains water and a BT telephone line.



RIVERHOMES

South West London Branch
1-3 Lower Richmond Road
London
SW15 1EJ

020 8788 6000
www.riverhomes.co.uk

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	1,344 sq. ft. / 124.9 sq. m.
Garden area:	Deck
No. of bedrooms:	3



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.