



Albion Quay Battersea SW11

On a residential mooring at Albion Quay, by the charming and popular conservation area of Battersea Square and near the prestigious St Thomas school, Ringvaart III, is a 1915 Dutch barge. The 21 m. x 4.5 m houseboat has been stripped back to the steel and restored by the current owners to create a contemporary living space.

Accommodation includes a good-sized wheelhouse with views of Battersea and Chelsea Harbour riverside. This room can be converted into an additional lounge area or a home office. On entering, you step down into the kitchen. The kitchen has a bespoke style with all mod cons and beautifully designed concrete countertops. You step down again into the living room, with a central skylight that allows plenty of light to flood into the open plan space. There are plenty of hidden storage units that have been cleverly designed to

act as additional seating if so desired. The interior has been panelled with birch plywood throughout to give a light and Scandinavian feel. The feature flooring in the lounge is reclaimed from a school gymnasium and a wood burning stove has been installed, as well as bespoke copper radiators throughout. The vessel has foam insulation, so it stays toasty and warm in the colder months and cool in the summer. Portholes allow further natural light in and bulkhead style lights are wall mounted. In addition, there is wireless-controlled, mounted LED lighting.

In the bow of the boat there is a good sized bedroom with hanging space, It has a copper radiator and a king size bed that lifts to give additional storage. The bathroom, with feature copper finishings has a wash hand basin, WC and full height, rainfall copper shower with handheld attachment.

KEY FEATURES

21 m. x 4.5 m. Dutch barge

One bedroom

Good-sized wheelhouse

Ample storage

Wood burning stove

Foam insulation throughout

Wireless-controlled mounted LED lighting

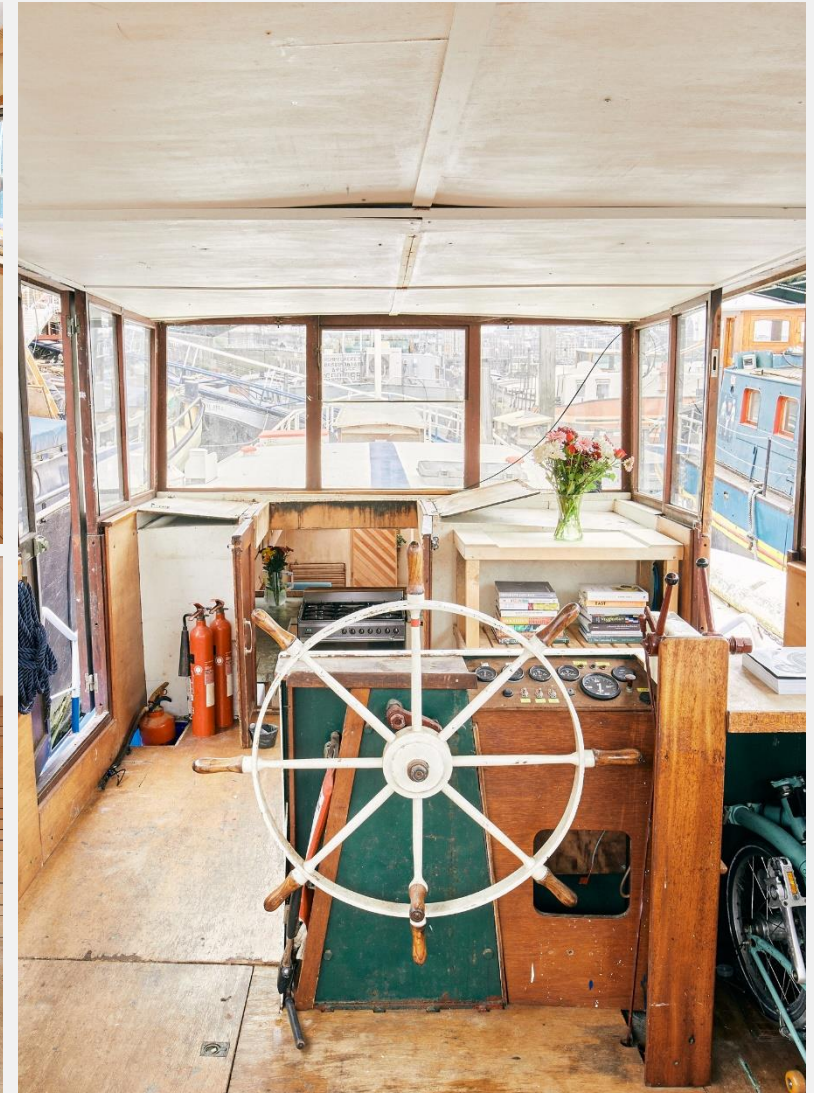
Mooring and maintenance charges: £5,700 per year approx.

Local authority: London Borough of Wandsworth

Ringvaart III is a fully navigable craft. The hull construction is of riveted iron on angled steel frames. Her draft at the stern is 1.25m.

The curved wooden cladding gives drama to the hull in the main living space.

There are two dining room tables hanging on the wall like art. When placed on the trestles of a bespoke coffee table this allows for a group dining experience in the double-height lounge space.





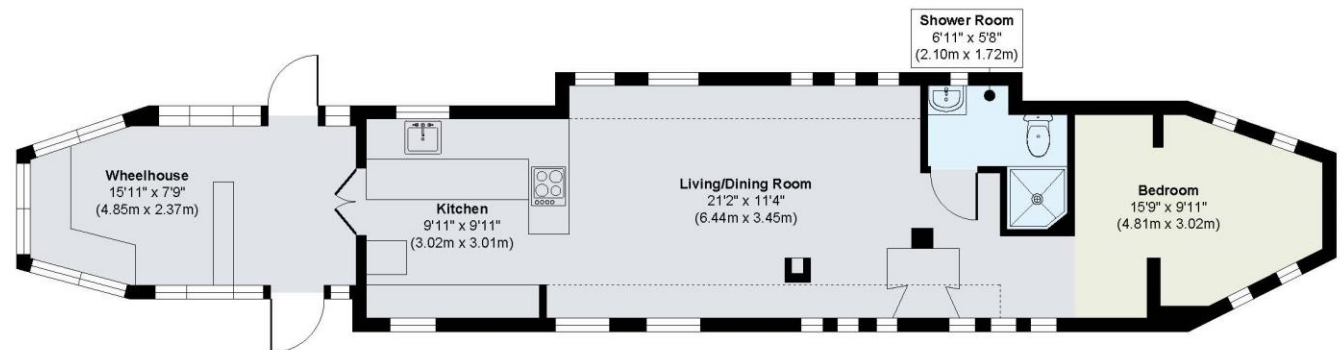
KEY INFORMATION

Local authority: London borough of Wandsworth

Internal area: 524 sq. ft. / 49 sq. m.

No. of bedrooms: 1

ALBION QUAY, LOMBARD ROAD SW11



Approx. Gross Internal Floor Area 524 sq. ft / 49.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.