## RIVER**HOMES**

Albion Quay, Battersea, SW11



## Albion Quay, Battersea, SW11

Located at Albion Quay by the charming and popular conservation area of Battersea Square, 'Sonnet' is a (28.65 m. x 5 m.) Belgian luxe motor barge. She has been converted for contemporary living yet maintains her classic Continental features.

Accommodation includes an unusually large wheelhouse. A door opens onto a generous deck area where you can enjoy outside living and of course those stunning views. Downstairs, the stern cabin is well proportioned - airy and bright with an en suite shower room/lavatory. A large

skylight and windows provide natural light all year round - in addition to the ever-changing views of the tidal Thames. Forward from the engine room there is a separate fully equipped kitchen. Moving further forward you enter an open-plan dining/lounge area with high level portholes and a large skylight. Towards the bow are two cosy bedrooms with small, high level portholes, alongside a high-ceilinged shower room with lavatory and sink. There is a superb master bedroom with high ceiling, built in wardrobes and en suite bathroom/lavatory.

## **KEY FEATURES**

Mooring and Maintenance fee: £4,500 p.a. approx.

Council Tax: Band A - £549 for 2020/21

**Residential Mooring** 

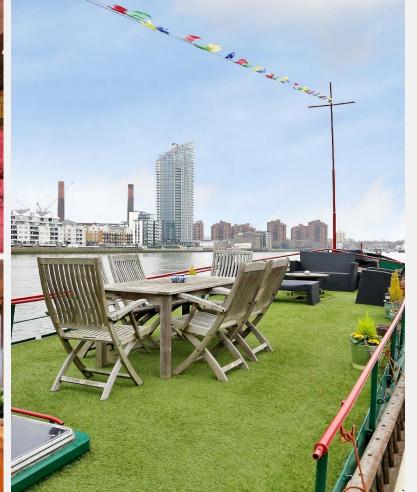
Three bedrooms and fourth extra study / bedroom

**Converted for contemporary living** 

Large skylight and windows providing natural light

Fantastic family home







## RIVER**HOMES**

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:	1,444 sq. ft. / 134.15 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 sense 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.