

# RIVERHOMES

Plantation Wharf  
Battersea SW11

£650,000  
Residential Mooring





## Plantation Wharf Battersea SW11

This beautiful Dutch barge is fitted out to a high standard and is on a residential mooring at Plantation Wharf, Battersea. The mooring benefits from a long lease in excess of 120 years.

The barge has been converted to a wonderful home with over 1,090 square feet of inside living space and additional outside space, which allows for a full view of the river. The deck is fitted with ample seating - ideal for summer parties.

Jannette was built around 1930 and benefits from plenty of living space and natural light.

She is 27 meters long by 5.5 meters wide and is linked to all mains services including electricity, sewerage and water.

Plantation Wharf has 24 hour concierge service. On the south bank of the Thames, between Battersea and Wandsworth bridges, it's close to the shops, restaurants and bars of Battersea Square and Wandsworth Town, with easy access to Fulham and Chelsea. Clapham Junction is less than half a mile away with direct National Rail trains into Victoria, Waterloo and Gatwick airport. There are also plentiful bus routes and the Thames Clipper docks alongside, providing a fast commute into the City. Parking available at extra cost.

### KEY FEATURES

**Dutch barge fitted out to a high standard**

**3 bedrooms**

**Long lease in excess of 120 years**

**Deck fitted out with ample seating**

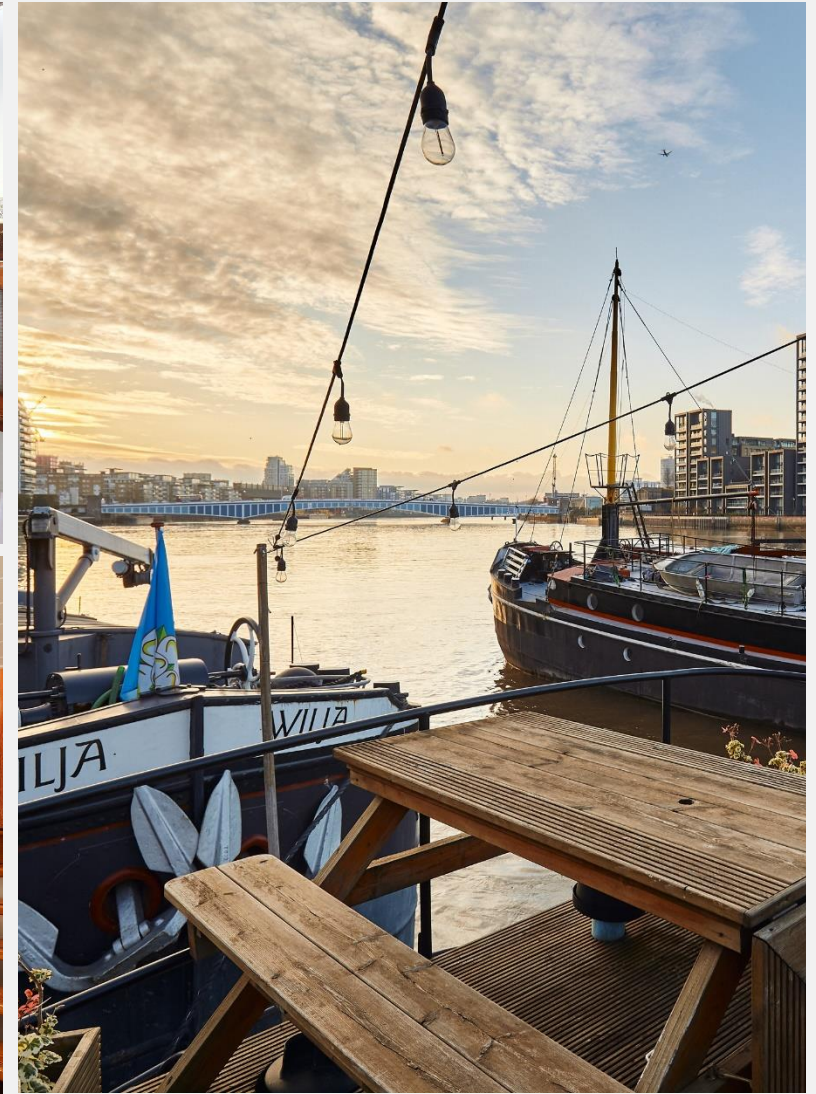
**Measurements: 27 meters long and 5.5 meters wide**

**Access to all main services including electricity, sewerage and water**

**Plantation Wharf has a 24 hour concierge service**

**Conveniently located close to the shops, restaurants and public transport**

**Mooring Charge (Ground Rent, PLA Charge & Service Charge) £5,670 per year approx.**

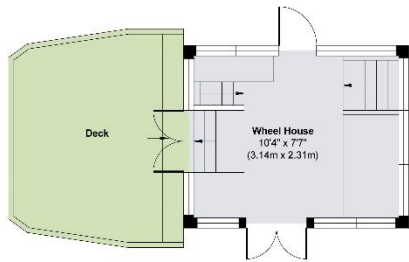




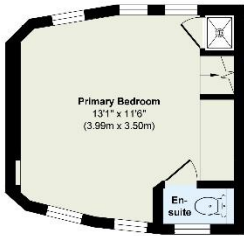


KEY INFORMATION

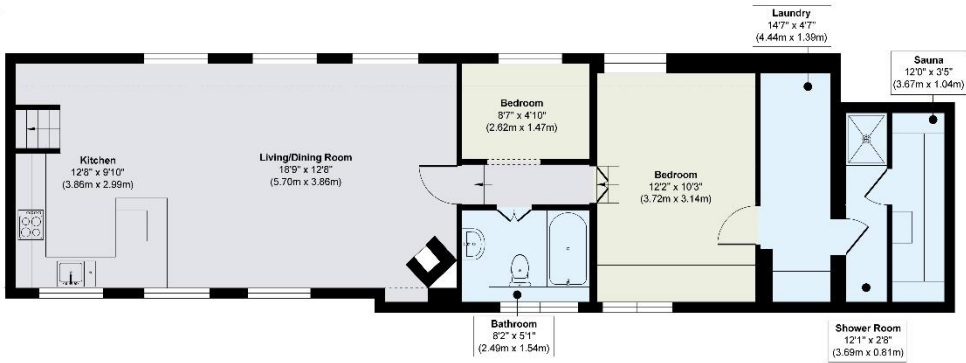
Local authority:	London Borough of Wandsworth
Internal area:	1,097 sq. ft. / 102 sq. m.
Garden area:	Spacious deck
No. of bedrooms:	3



Upper Deck  
Floor 2  
Approximate Floor Area  
138 sq. ft  
(13.00 sq. m)



Lower Deck



Bathroom  
8'2" x 5'1"  
(2.40m x 1.54m)

Shower Room  
12'11" x 2'5"  
(3.69m x 0.81m)

Sauna  
12'0" x 3'5"  
(3.67m x 1.04m)

Bedroom  
8'7" x 4'10"  
(2.62m x 1.47m)

Bedroom  
12'2" x 10'3"  
(3.72m x 3.14m)

Kitchen  
12'8" x 9'10"  
(3.86m x 2.99m)

Living/Dining Room  
18'9" x 12'6"  
(5.70m x 3.86m)

Primary Bedroom  
13'1" x 11'6"  
(3.96m x 3.50m)

En-suite

Floor 1  
Approximate Floor Area  
859 sq. ft  
(89.00 sq. m)

Approx. Gross Internal Floor Area 1097 sq. ft / 102.00 sq. m

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