

RIVERHOMES

Kensington Wharf
Chelsea SW10

£625,000
Residential Mooring



Kensington Wharf Chelsea SW10

Discover a rare opportunity to own a beautifully converted 1946 Thames Tug, now transformed into a spacious and characterful houseboat, offering modern London living with stunning river views. Benefiting from a 23-year renewable residential lease, this unique home blends history with contemporary comfort, creating a one-of-a-kind floating residence.

Additional Features & Equipment:

Grant central heating boiler with Riello burner (recently replaced)
Drayton Wiser central heating controller (cloud-based control)
Victron 240V marine isolating transformer
RCBO circuit breakers (installed 2020)

Vent-Axia Sentinel Kinetic MVHR fresh air heat exchanger
Heatrae Sadia Megaflow sealed hot water tank in large storeroom.
Fire extinguishers, alarms & bilge pump for safety
Secondary glazing throughout for added insulation

A Unique Opportunity to Own a Piece of London's Maritime History! If you're seeking a distinctive riverside home with charm, convenience, and a touch of adventure, this converted Thames Tug is a must-see. Contact us today to arrange a viewing.

KEY FEATURES

Stunning River Views – The upper deck living room opens onto a generous outdoor deck, perfect for soaking in the Thames scenery.

Historic Charm with Modern Comforts – Retaining its riveted steel hull, this former tugboat has been thoughtfully redesigned for stylish and practical living.

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Beautiful houseboat on a 23-year residential lease

Measurements: 23.39 m x 5.33 m

Good sized living room

3 good sized bedrooms - Situated on the lower deck, these well-proportioned rooms provide a cosy retreat.

Fully Equipped with Essential Utilities – Mains electricity, water, and sewerage connections ensure all the comforts of a traditional home.

Close to a number of transport options, shopping and leisure amenities such as the Kings Road (1 mile), Sloane Square (1.25 miles), Battersea Park across Battersea Bridge.



Prime London Mooring:

This houseboat is located on a private residential mooring at Kensington Wharf, accessed via a secure private pier. The mooring lease extends until 2046, with an annual charge of £9,800. Situated close to excellent transport links and top shopping & leisure destinations:

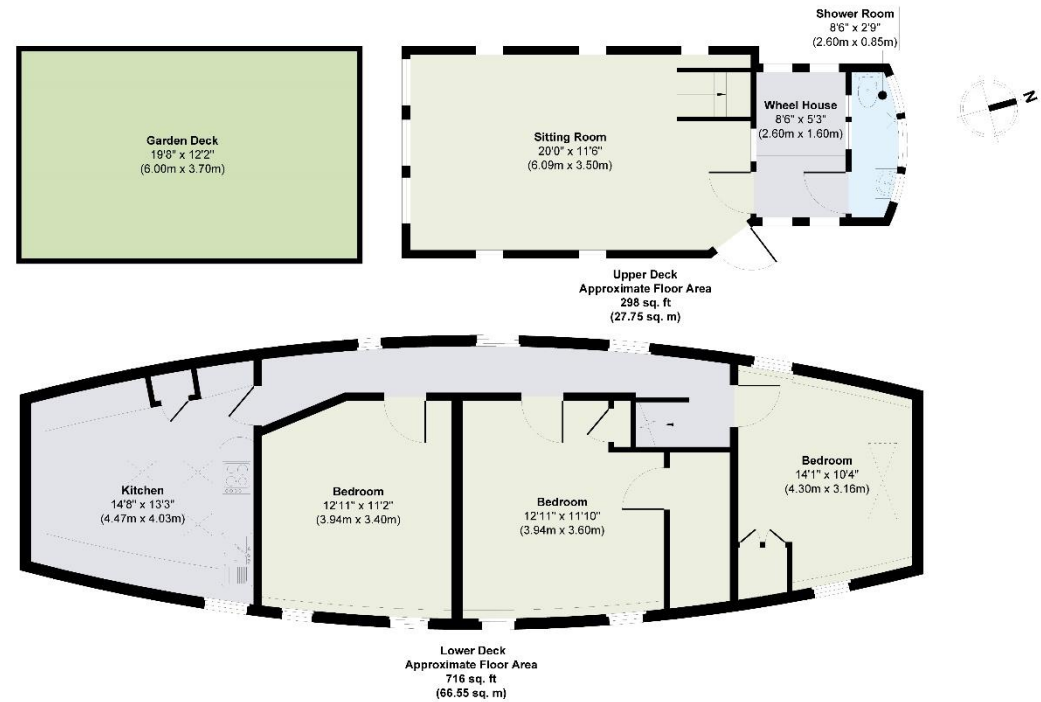
King's Road – 0.2 miles
Imperial Wharf – 0.4 miles
Sloane Square – 1.25 miles
Battersea Park – Just across Battersea Bridge
Council Tax Band C



KEY INFORMATION

Local authority:	Royal Borough of Kensington and Chelsea
Internal area:	1,014 sq. ft. / 94,30 sq. m.
Garden area:	Spacious garden deck
No. of bedrooms:	3
Mooring charges:	£9,800 + VAT per year
EPC rating:	C

KENSINGTON WHARF, SW10



Approx. Gross Internal Floor Area 1014 sq. ft / 94.30 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property