

Picturesque one-bedroom 40ft static houseboat, located on private 23 berth mooring on the Grand Union Canal. Comprising of, lounge, with solid fuel burner, spacious fitted kitchen, and generously sized bedroom with en-suite. On the land are 2 double bedrooms, one with a dual utility and bathroom, and another additional large room that can be adapted as you see fit. These additional spaces are built on the exceptional large 3-tiered garden and sun terrace which has views over the lake. 5 mins from Uxbridge Town Centre & Train Station (Metropolitan Line) and a shared multi space car park for all residence.

Cash Buyers Only – A rare opportunity to acquire an exceptionally well-presented and deceptively spacious one-bedroom houseboat/water home, peacefully positioned along the Grand Union Canal and boasting beautiful views across the lake. This freehold terrace occupies a truly unique plot and further benefits from 2 self-contained double bedroom chalets, 1 complete with an en-suite and utility and an additional adaptable room.

The chalet has previously successfully been let via Airbnb, generating approximately £10,000 per annum. Offering a wonderful blend of lifestyle and investment potential, this property is ideal for those seeking a tranquil waterside home with the added advantage of holiday rental income.



Property Information

- FREEHOLD CHAIN FREE PROPERTY
- BEAUTIFUL SETTING ON GRAND UNION CANAL
- SAFE RESIDENTIAL MOORING
- CLOSE TO LOCAL AMENETIES
- POTENTIAL FOR A PROJECT
- 1 BED BOAT HOUSE AND 2 BED CHALET
- COUNCIL TAX BAND A £1091.2
- 5 MINUTES FROM UXBRIDGE TOWN CENTRE
- RENTAL INCOME
- CLOSE TO LOCAL TRANSPORT LINKS

x3

Bedrooms

x2

Reception Rooms

x2

Bathrooms

x1

Parking Spaces

Y

Garden

N

Garage

Tenure
Freehold

Mooring Fees
Paid February 2025 £3005.37, can be paid monthly.

Transport Links
Uxbridge Underground Station - 1.7 miles
West Drayton Station (Crossrail/Elizabeth Line) - 1.5 miles
Bus links on High street

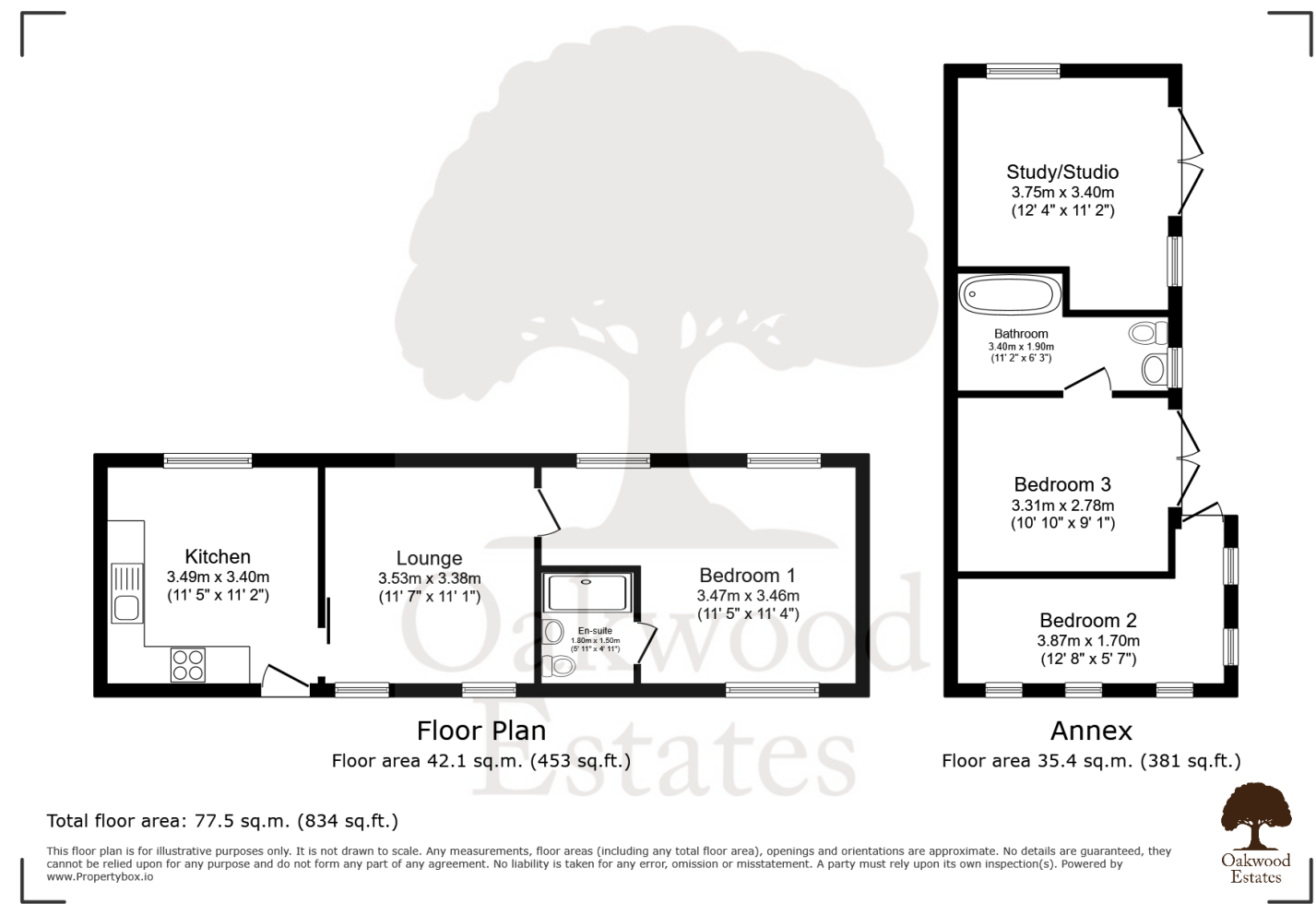
Local Schools
Cowley St Laurence CofE Primary School -
Uxbridge High School -
Pield Heath House RC School -
Whitehall Junior School -
Whitehall Infant School -
Meadow High School -
John Locke Academy -
Bishopshalt School -
St Andrew's CofE Primary School -
West Middlesex College -

Local Area
Cowley is known for its mix of residential areas, local businesses, and green spaces. It has a diverse community and offers a range of amenities, including shops, restaurants, pubs, schools, and recreational facilities. One of the notable landmarks in Cowley is Cowley Lock on the Grand Union Canal, which provides a scenic waterway and walking paths for residents and visitors to enjoy. The proximity to Uxbridge town centre offers access to a wider range of shopping, entertainment, and transport options, including the Uxbridge Underground station served by the Metropolitan and Piccadilly lines, providing easy connectivity to Central London and other parts of the city. Cowley's location near Heathrow Airport makes it a popular choice for individuals and families looking for easy access to the airport and other major transportation routes.

Overall, Cowley offers a blend of urban convenience and suburban tranquility, making it an attractive place to live and work in the Uxbridge area.

Council Tax
Band A

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

