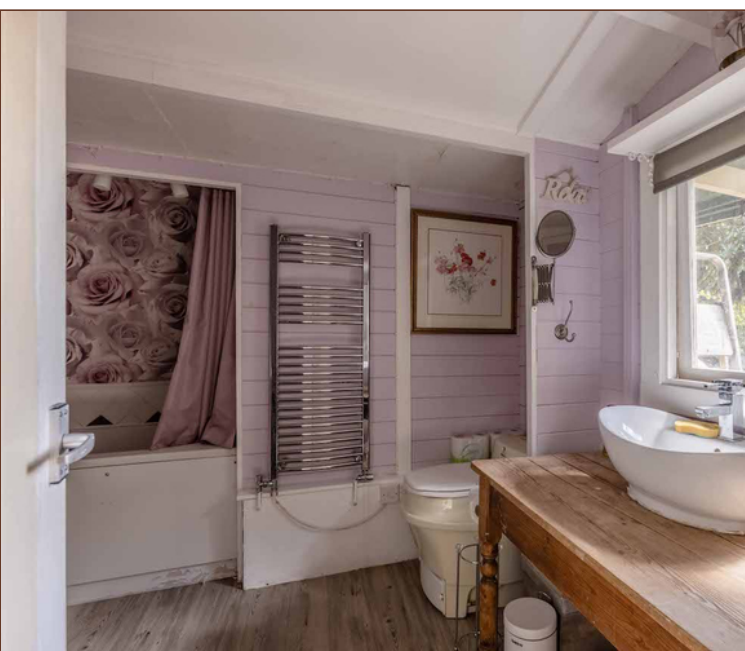
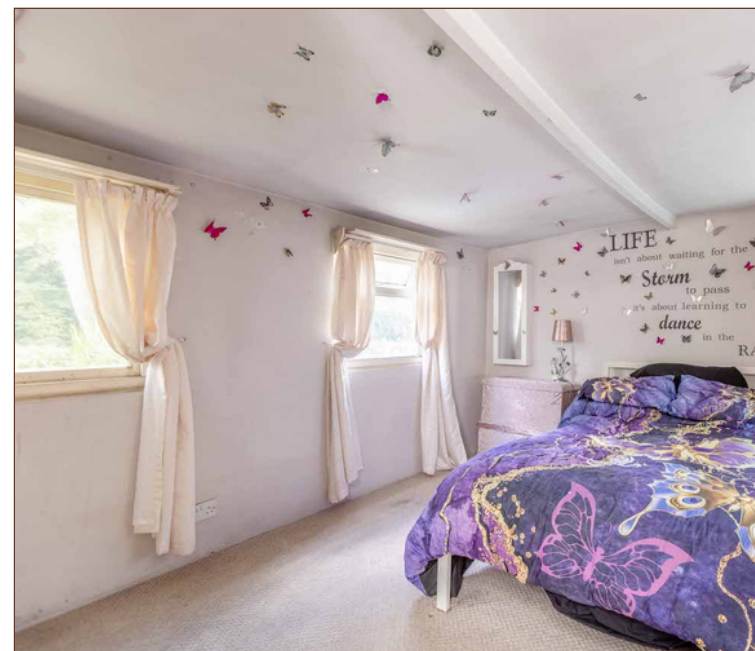




Picturesque one-bedroom 40ft static houseboat, located on private 23 berth mooring on the Grand Union Canal. Comprising of, lounge, with solid fuel burner, spacious fitted kitchen, and generously sized bedroom with en-suite. On the land are 2 double bedrooms, one with a dual utility and bathroom, and 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		1 BED BOAT HOUSE AND 2 BED CHALET
	BEAUTIFUL SETTING ON GRAND UNION CANAL		COUNCIL TAX BAND A £1091.2
	SAFE RESIDENTIAL MOORING		5 MINUTES FROM UXBRIDGE TOWN CENTRE
	CLOSE TO LOCAL AMENETIES		RENTAL INCOME
	POTENTIAL FOR A PROJECT		CLOSE TO LOCAL TRANSPORT LINKS

					
x3	x2	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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

