

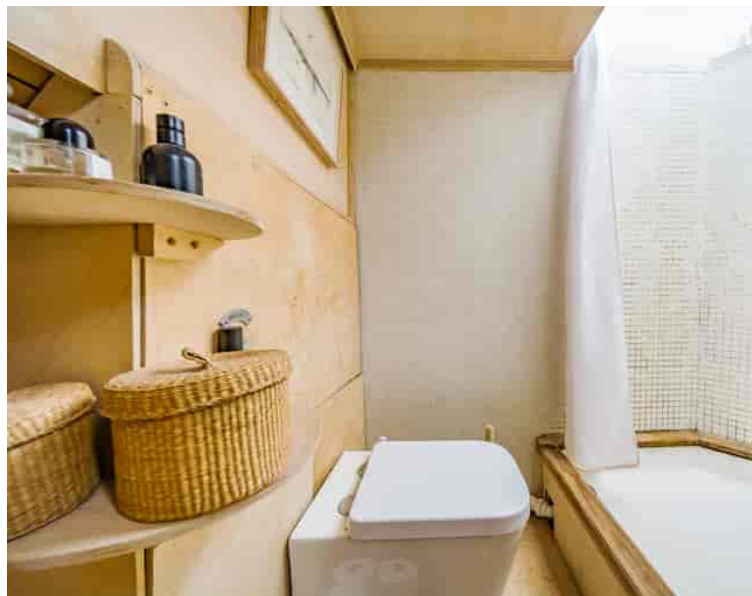


Albion Quay Lombard Road , London , SW11 3RQ

Cow & Co
LONDON



Guide Price £275,000 to £400,000. On a residential mooring at Albion Quay, Ringvaart III, is a 1915 Dutch barge. The 21 m. x 4.5 m houseboat has been stripped back to the steel and restored by the current owners to create a contemporary living space. Accommodation includes a good-sized wheelhouse with views of Battersea and Chelsea Harbour riverside. This room could be converted into an additional lounge area or a home office. On entering, one steps down into the kitchen. The kitchen has a bespoke style with all mod cons and beautifully designed concrete countertops. Step down again into the living room, with a central skylight that allows plenty of light to flood into the open plan space. There are plenty of hidden storage units that have been cleverly designed to act as additional seating if so desired. The interior has been panelled with birch plywood throughout to give a light and Scandinavian feel. The feature flooring in the lounge is reclaimed from a school gymnasium and a wood burning stove has been installed, as well as bespoke copper radiators throughout. The vessel has foam insulation, so it stays warm in the colder months and cool in the summer. Portholes allow further natural light in and bulkhead style lights are wall mounted. In addition, there is wireless-controlled, mounted LED lighting. In the bow of the boat there is a good sized bedroom, a king size bed that lifts to give additional storage. The bathroom, with feature copper finishings has a wash hand basin, WC and full height, rainfall copper shower. Ringvaart III is a fully navigable craft. The hull construction is of riveted iron on angled steel frames. Her draft at the stern is 1.25m. Battersea has many riverside walks and plenty of cycle routes. The beautiful 200 acre Battersea Park is a short walk away. The charming Battersea Square nearby includes small businesses, restaurants, bars, cafés. The National Rail service from Clapham Junction takes you directly to Victoria and Waterloo. There are regular bus services in all directions and it's a short stroll to the Thames Clipper boat service.

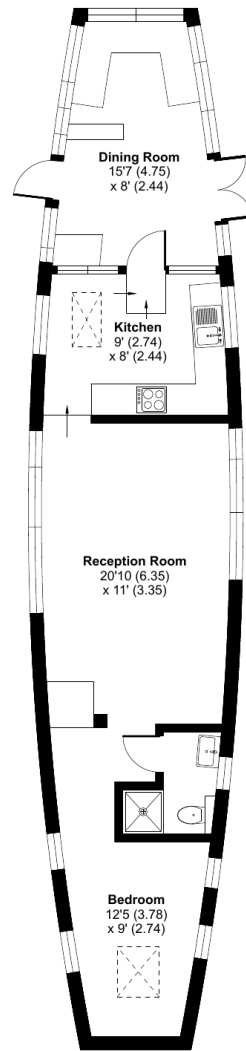


- One bedroom Dutch barge
- 21M X 4.5M
- Foam insulation throughout
- Wood burning stove and central heating
- Good-sized wheelhouse
- Wireless-controlled mounted LED lighting
- Local authority: London Borough of Wandsworth
- Mooring and maintenance charges: £5,700 per year approx.

Lombard Road, London, SW11

Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cow & Co Properties Ltd. REF: 988192

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