



# ‘Walter Greaves’

Beautiful new 1,760 sq ft houseboat for sale in Chelsea, SW10

## 'Walter Greaves'

### Drawing Room

This beautiful 1,760 sq ft houseboat has been built, designed and finished by the Chelsea Yacht and Boat Company in the UK to the highest standards both internally and externally.

The boat has a wonderful entertaining space that includes the entire ground floor comprising a large open-plan kitchen, dining area and drawing room. A large terrace opens out from the drawing room, offering incredible views across the Thames. She has two large en-suite bedrooms with a dressing room in the master suite. There are also separate study/snug, utility and cloak rooms.

She includes air conditioning in the drawing room and bedrooms, underfloor heating throughout, a zoned alarm system and a wired broadband-ready computer network.

Subject to the usual conditions, her owner will be eligible for parking permits in the Royal Borough of Kensington and Chelsea.

Local Authority: Royal Borough of Kensington and Chelsea  
Internal Area: 1,760 sq. ft. (2,230 sq ft including outdoor space)  
Mooring Licence: 25 years (with possible option to extend)  
Mooring & Maintenance fees: £16,400 (as of September 2017)  
Asking Price: £1,750,000



Kitchen

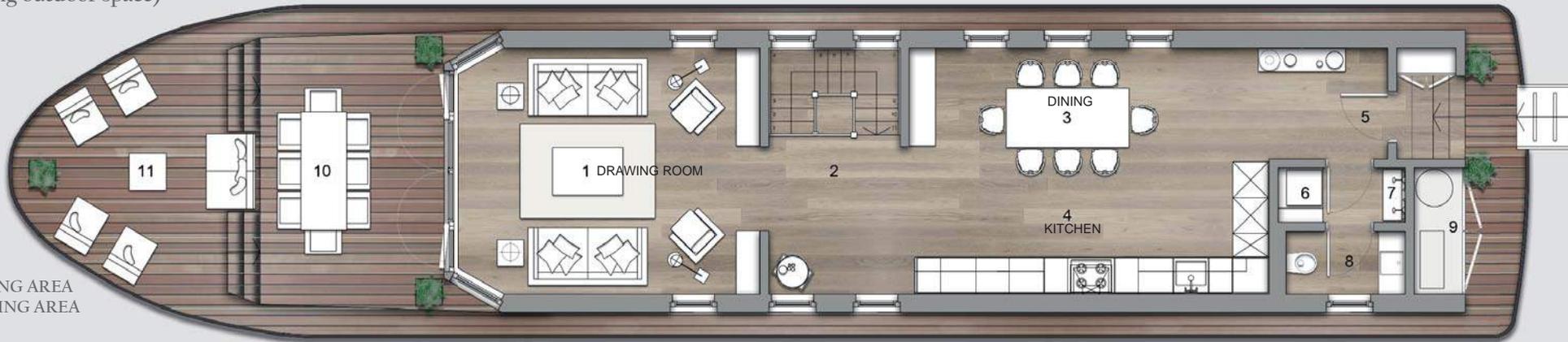


Master Bedroom

Approximate Gross Internal Area 1,760 sq ft  
(2,230 sq ft including outdoor space)

UPPER DECK

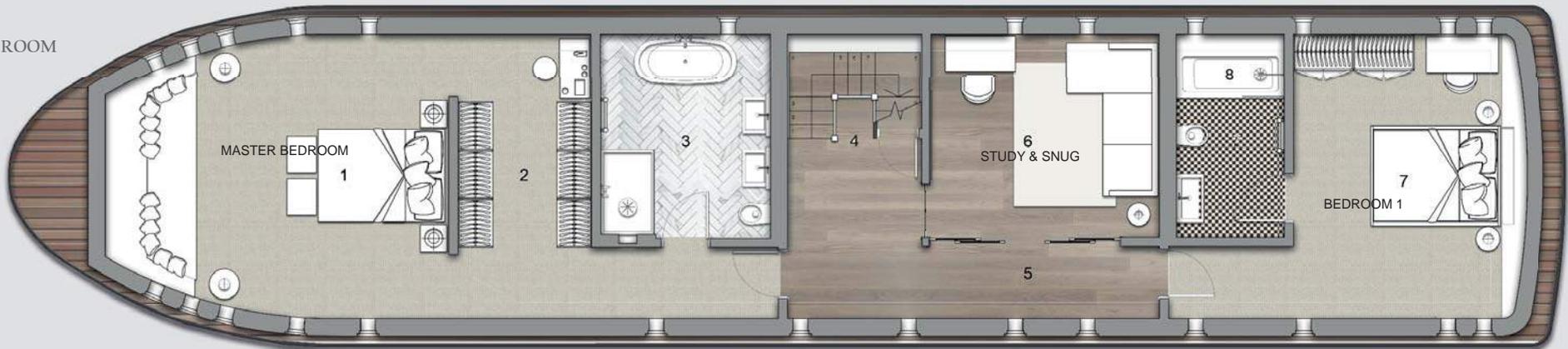
1. DRAWING ROOM
2. HALLWAY
3. DINING AREA
4. KITCHEN
5. ENTRANCE
6. UTILITY ROOM
7. CLOAK STORAGE
8. POWDER ROOM
9. PLANT ROOM
10. FRONT DECK DINING AREA
11. FRONT DECK SEATING AREA



UPPER DECK

LOWER DECK

1. MASTER BEDROOM
2. MASTER DRESSING ROOM
3. MASTER EN-SUITE
4. STAIRCASE
5. HALLWAY
6. STUDY & SNUG
7. BEDROOM 1
8. EN-SUITE 1



LOWER DECK

ACCOMMODATION SUMMARY

- | 2 double en-suite bedrooms and dressing room in master bedroom
- | Open plan living floor providing generous space to entertain with stunning views
- | Snug & study with media entertainment
- | Fully fitted kitchen with induction hob, built-in oven, microwave oven, dishwasher, fridge freezer
- | Dining area
- | Utility room with washing machine and tumble dryer
- | Outdoor seating and dining area
- | Cloak storage

TECHNICAL SUMMARY

- | Ceiling speakers with multi-room music streaming system
- | Air cooling and heating climate control in drawing room and bedrooms
- | LED low energy lighting to all spot lights
- | Fully zoned under floor heating throughout
- | TV points and Cat6e cable to all bedrooms and principal areas back to central server patch panel and distribution point
- | Hard wood decking to outdoor areas
- | Zoned telecommunicating alarm system
- | Dedicated plant room with separate entrance



Hallway



Front deck dining and seating area



Kitchen and dining area



Drawing room



Powder room



Master bedroom



Master en-suite



Master dressing



Study & Snug



Hallway



En-suite 1



Bedroom 1