



PROSPECT BELLE

London, SW18



PROSPECT QUAY, LIGHTERMANS WALK

A superb houseboat with fabulous entertaining space and a huge sun deck, situated on private mooring next to Wandsworth Park.



5



3



2



Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Freehold boat with share of freehold in the moorings

Service charge: £7,310 per annum, annually, next review due 2026

Ground Rent: £750 per annum, annually, next review due 2026

Guide Price: £1,500,000



WHERE TRADITION MEETS QUIET LUXURY

Experience prime river living on this beautifully designed five-bedroom houseboat moored beside Wandsworth Park, offering approximately 2,891 sq ft of bright, well-planned accommodation.

The ground floor features a bright reception room at the bow that flows seamlessly into a generous open-plan kitchen, dining, and living area, complete with large windows and access to an outdoor deck at the stern—perfect for waterside dining and entertaining. A guest WC completes this level.

Below, the lower deck offers excellent accommodation including a substantial principal bedroom with a walk-in wardrobe and en-suite bathroom, two further double bedrooms, a family bathroom, and a versatile study ideal for working from home. At the bow, an additional reception area leads to two more bedrooms, providing flexible







The property is crowned by a spectacular full-length rooftop terrace, delivering extensive outdoor space and panoramic river views. Combining spacious interiors, multiple reception areas, and flexible bedroom layouts with exceptional outdoor living, this houseboat presents a rare opportunity to enjoy a unique and luxurious lifestyle on the water in a prime Wandsworth location.

Residents enjoy access to the gym and swimming pool at Prospect Quay, and underground parking facilities. A unique addition of this property is that the mooring is securely gated and privately owned so the houseboat comes with a share of the freehold of the mooring, and all the utilities are connected to the mains. There is also no stamp duty payable on a houseboat.



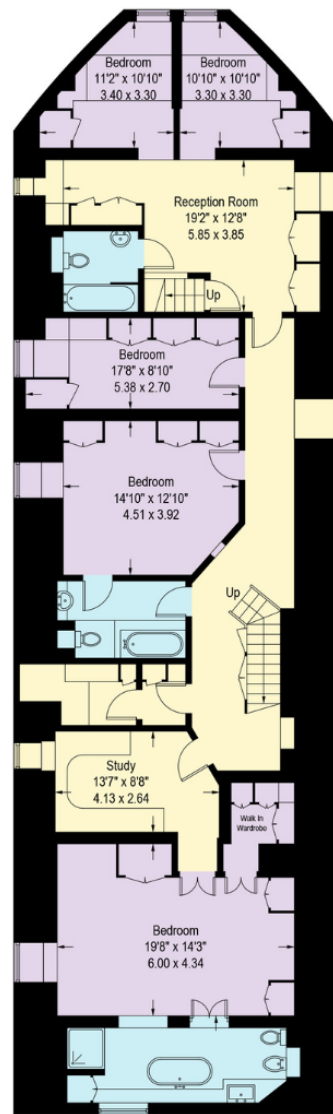
LOCATION

This peaceful location next to Wandsworth Park offers serene surroundings while being within easy reach of Wandsworth Town station, East Putney, and Putney Bridge tube stations. The Wandsworth Riverside Quarter pier provides direct routes to the city by Uber Boat. The vibrant local area is brimming with shops, bars, restaurants, and other amenities, making this houseboat a perfect blend of tranquillity and urban convenience.

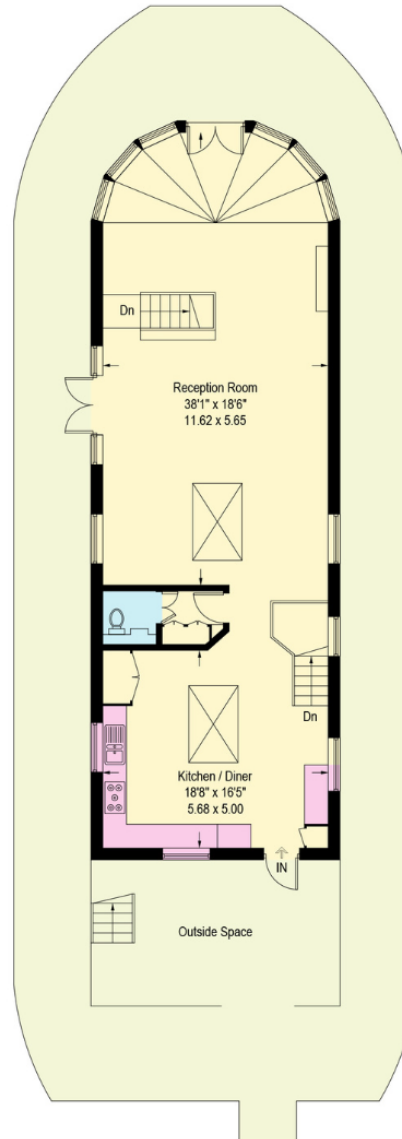




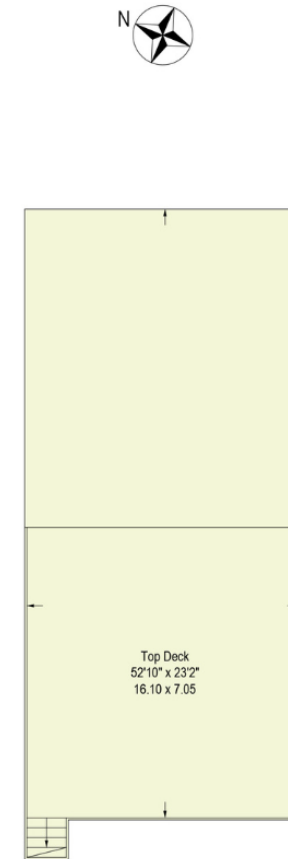




Lower Ground Floor



Ground Floor



Approximate Gross Internal Area = 268.6 sq m / 3,081 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Sarah Gerrett

+44 203 866 2924

sarah.gerrett@knightfrank.com

Knight Frank Battersea & Clapham

346 Queenstown Road

London, SW11 8BY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.