



22 Old Bridge Street, Hampton Wick, KT1 4BU



THE BEST OF LAND AND WATER

FOR SALE | 3 NEW LUXURY DESIGNER HOUSEBOATS



FEATURES

- Spacious light interiors 1458s.f.g.i.a. approx.
- Air conditioned
- Architect designed and newly built
- Mains services
- Private parking
- Fully insulated and double glazed
- Hardwood floors (carpets to bedrooms)
- New 99 year agreement
- Fabulous views
- Low maintenance new steel construction
- Landmark location

DESIGN



Designed to provide the best of the land on the water, Panther Quay is modelled on modern streamline yachts, yet appointed to allow high ceilings, excellent natural light, picture windows on the upper floor and wrap around windows on the lower floor. The barges afford excellent views up and down the river with minimal windows on the side, to allow almost complete privacy. Lighting is enhanced by shards of roof window that allow daylight along the sides. They are designed to complement their unique setting.



Maintenance

Constructed of new steel with new paintwork (paint manufacturers indicate anticorrosive life 15 years to first major refurbishment) and, provided that they are properly maintained, having an almost unlimited life. It is anticipated that the vessels will be dry-docked every 5 years for repainting of their hulls.

No stamp duty

No stamp duty is payable on the purchase.

Mooring agreement

The mooring is to be held on a 99 year mooring agreement, requiring maintenance of the development to the highest standard and benefiting from Environment Agency licence.

Terms

Each Panther Quay barge is available for purchase and will be subject to a mooring charge. Terms are available on application.

ACCOMMODATION

Please refer to the plan but particular features include:

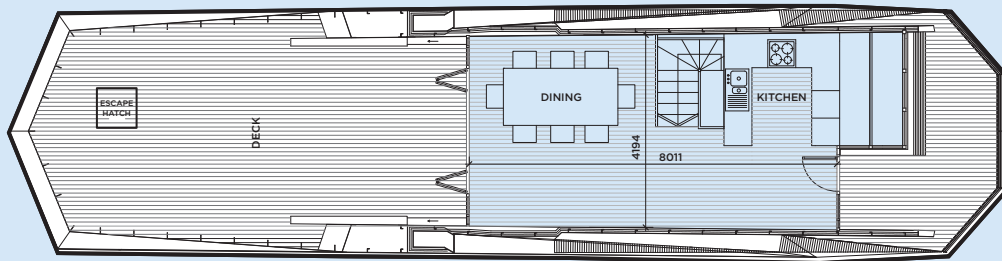
- Kitchen / living room area with folding double glazed doors to hardwood deck
- Spiral stair to double height spacious sitting room
- Utility room appointed for washing machine
- Services room with space for freezer
- Separate w.c.
- Shard roof light over hardwood corridor
- Second double bedroom with ensuite shower room, double basin and w.c.
- Captain's suite with wrap-around windows and fitted cupboards
- Ensuite bath and shower room with double basin and w.c.
- Heat pump room
- Spacious terrace foredeck

SPECIFICATION

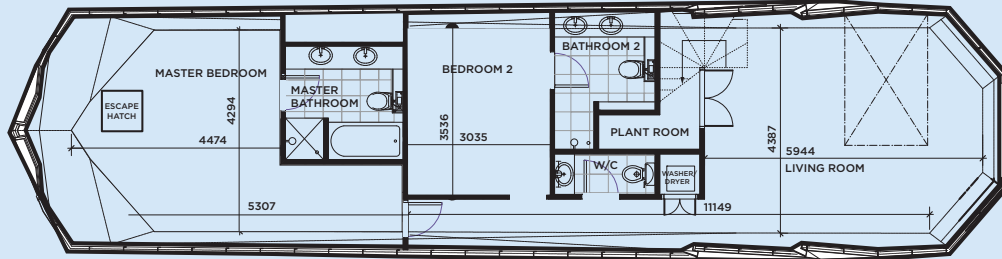
- Air conditioned
- Private parking
- Bicycle storage
- Entryphone access
- Hardwood flooring
- Carpeting to bedrooms
- Double glazed and well insulated
- Facility for broadband and satellite TV
- Pre-wired for entertainment system
- Stainless steel ironmongery
- Fitted wardrobes
- Stone and hardwood basin worktops
- Quality limestone tiling to bathrooms
- Bespoke fully fitted kitchen with granite and stainless steel worktop
- Siemens ceramic hob
- Siemens dishwasher
- Siemens fridge
- Siemens oven and microwave



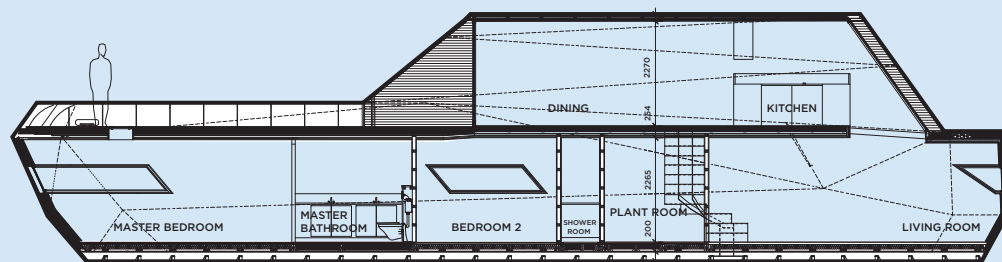
EXCELLENT NATURAL LIGHT, PICTURE WINDOWS, HIGH CEILINGS...



PLAN - UPPER DECK



PLAN - LOWER DECK



SECTION - LONGITUDINAL

DIMENSIONS ARE APPROXIMATE

LOCATION

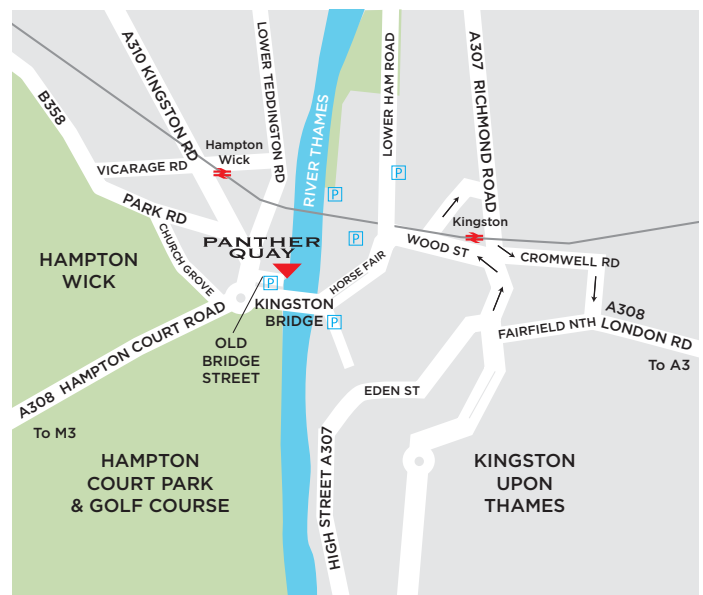
Panther Quay is located in a landmark setting with unparalleled views up and down the Thames. It is on the Hampton Wick bank of the Thames and is approached down Old Bridge Street directly to the river with secure entryphone access. The location affords the tranquillity of the river setting and nearby parkland and the convenience of Hampton Wick village and Kingston town centre. There are regular trains to London Waterloo from Hampton Wick and Kingston stations. The M3 and motorway network are within easy reach as are Heathrow and Gatwick airports.



020 8995 0500



020 8398 8550



River Homes and Waterview for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of, an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of River Homes or Waterview has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT. March 2010.