

Franklyn James



Goodhart Place

, London, E14 8EG

£210,000

Originally commissioned to transport VIP guests to the 2012 London Olympics and built to commercial standards by the renowned yard of Blue Water Boats Ltd. She, therefore, enjoys exceptional build quality and commercial grade on board systems including both bow and stern thrusters.

Her complete refit was completed in 2022 to the highest standards by her current, interior designer, owner who has lived on board for the past seven years and is now relocating.

The Penthouse's wheelhouse boasts seating for at least ten people around her extendable dining table and uninterrupted views of the marina. The flooring of this area is in synthetic teak Tek-Dek and woodwork in Iroko. Steps lead directly from the wheelhouse onto the huge, open air, upper deck area, perfect for entertaining, dining or relaxing.

Immediately below decks is a bedroom/office with floor to ceiling, built in storage and pocket doors mean this room can be private or open plan. The corridor along the starboard side leads on to the spacious and beautifully decorated master bedroom which also has bespoke, floor to ceiling, wardrobes.

The stunning bathroom features a very large, walk in, shower incorporating a recessed, illuminated, shelf. A fabulous ceiling light feature has been incorporated and the beautiful basin sits on top of a wall mounted vanity unit.

The open plan saloon and kitchen are more akin to a high-end motor yacht than a regular widebeam. Wonderfully light,

- 2 bedroom, 1 bathroom floating home
- Large enclosed afterdeck & roof deck
- Double glazing throughout
- Open plan kitchen/dining and living area
- Modern bathroom
- Generously sized bedrooms
- Many local amenities
- Transportation links into the city close by

Viewing

Please contact our Limehouse Sales Office on 02077911777 if you wish to arrange a viewing appointment for this property or require further information.



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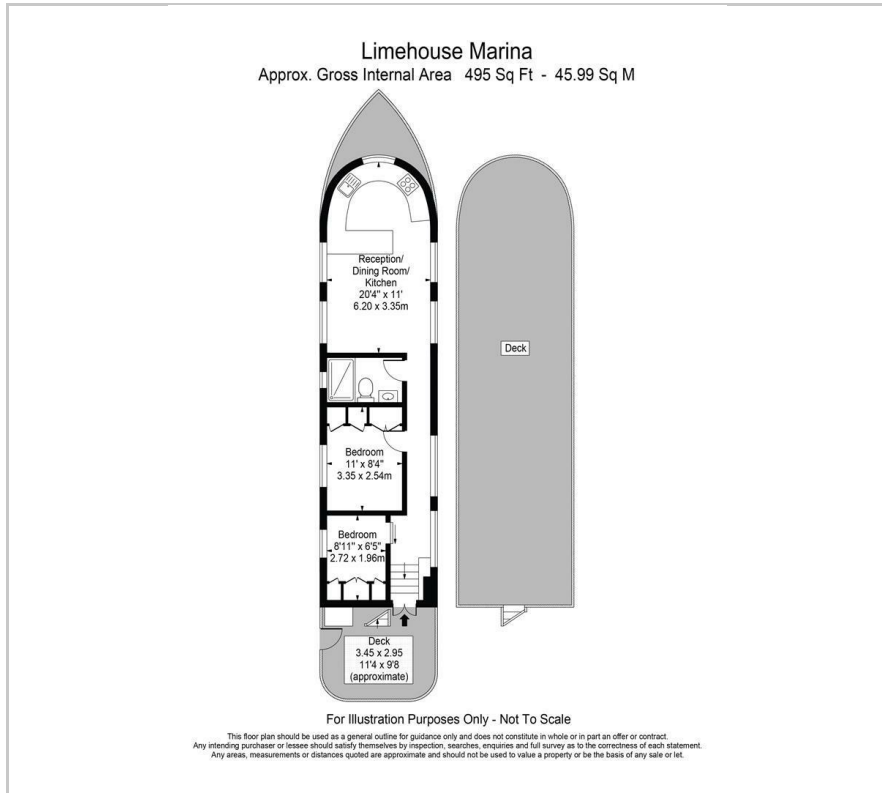
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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