



South Dock Marina, Rotherhithe, SE16

Asking Price £100,000 – Residential Mooring

This unique house boat is on a permanent residential mooring in South Dock Marina, SE16. The marina has a community vibe with an air of tranquility & is ideally placed to travel to various parts of London with ease. You can reach Shoreditch in 20mins, Peckham in 18mins, Bond Street in 26mins & it's one stop to Canary Wharf using the TFL's water taxi service (Oyster card accepted), so it's ideal for finance professionals. The marina is within a free parking zone & provides facilities such as concierge service who take in mail and parcels; hyperoptic broadband; electricity; water & waste disposal.

The current owner has occupied Hippo of London for the past 3 years & transformed it into a social space which has the perfect balance between indoor & outdoor living. The houseboat oozes character and has been revamped into an exceptional home. The owner has a rather busy & hectic lifestyle & opted to convert a small room that was originally a makeshift bathroom into a walk-in wardrobe. The toilet & shower block is conveniently located on the same jetty as the houseboat & is only 10 seconds walk away. The owner rooted for this option as it eradicates the need to have a septic tank pumped out every week & any further maintenance.

It is important to note that this is a purchase of a special home rather than a boat & for that reason the engines have not been used during the current occupancy. So the engines would need to be inspected before attempting to turn them over.



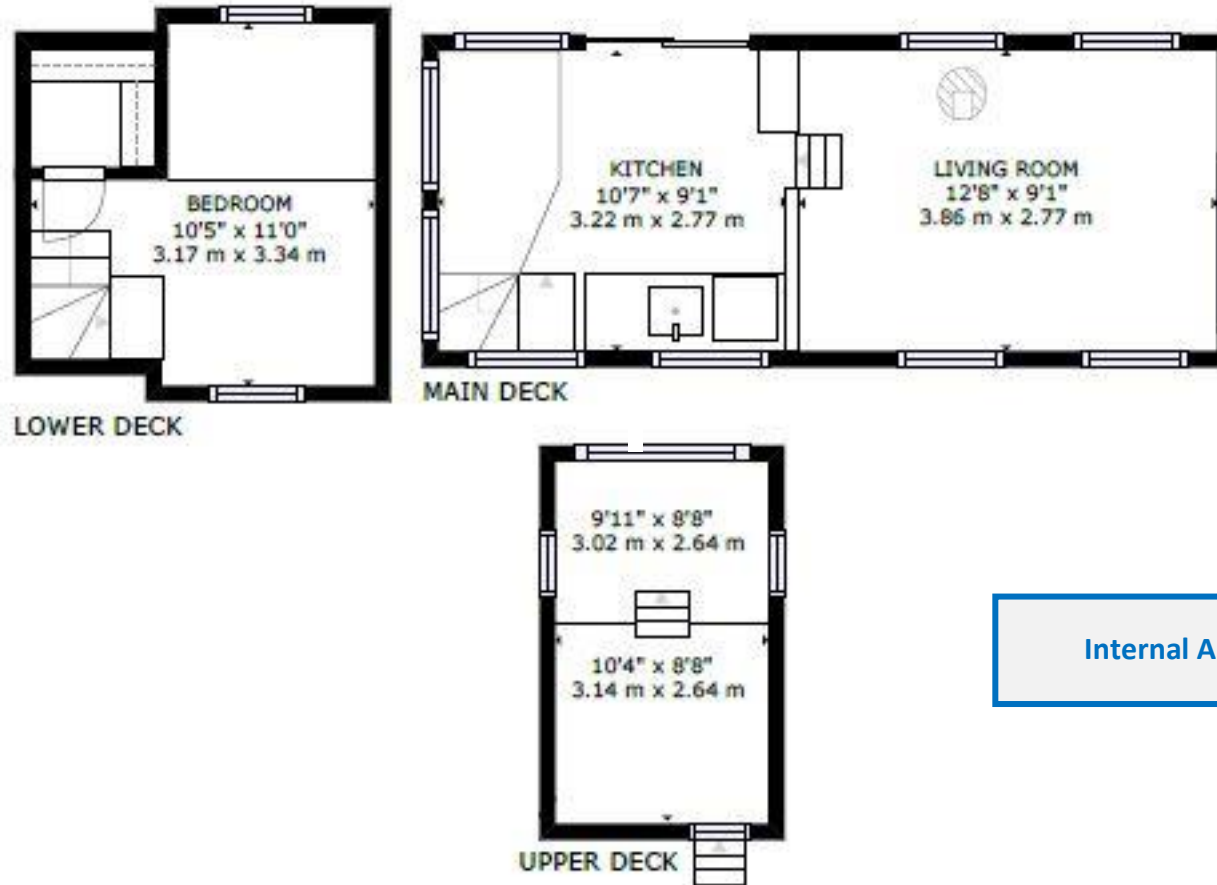
Key information

- **Local Authority:** London Borough of Southwark
- **Internal Area:** 494 sq. ft. / 46 sq. m.
- **Mooring charges:** £5,955 per year approx.
- **Facilities:** Hyperoptic broadband, electricity, water & waste disposal
- **Marina situated in free parking zone**
- **Houseboat revamped into extravagant home**



Floorplan

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For clarification; These particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Any photographs are intended as a guide only and it should not be assumed that any of the fixtures / fittings are included in any sale. Appliances, including central heating, have not been tested. All lease, service charge and ground rent details, if shown, have been provided by the vendor and have not been verified. If you require clarification of any points please contact us. Illustration Purpose Only - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purpose only, is not to scale and should be used as such by any prospective purchaser.