



Rotherhithe Street Rotherhithe SE16

freehold moorings in a spectacular location in the Pool of London, a should be noted that it's a non-navigable craft. private off-road parking space, and a large houseboat with two apartments currently being used for Airbnb. There are no fees to pay for any of this, just one band B council tax.

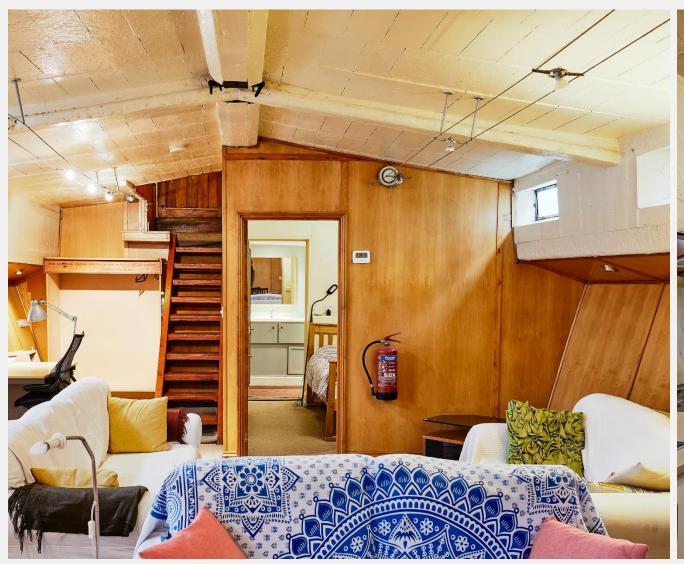
Houseboat 'Dunregan House' is moored on the historic Rotherhithe foreshore. It's on ancient moorings, which essentially means you have a secure mooring with no fees payable. The vessel has a length of 25.5 metre x 6.35 metre beam and had a full survey in July 2023. She has been well maintained and looked after by the current owner and in 2007 the

'Dunregan House offers a new owner the unique combination of two entire flat bottom was over-plated with 8mm plate. As this is a houseboat it

Dunregan House is currently arranged as 2 x two bedroom apartments with views towards the City, The Shard and Pool of London. Benefits from 1 private car parking space.

The upper deck apartment comprises a living room which is flooded with natural light and fantastic river views. There is a fitted kitchen/dining room, two bedrooms and a door leading to the outer deck, with access onto the upper deck, offering fabulous views of the River Thames.







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The lower deck apartment comprises a large living room with plenty of space the up and coming boat building area of Rotherhithe Street. Four of Robert's for a dining area, a fitted galley kitchen and two bedrooms with ensuites, plus sons, Thomas, Robert, Richard and Edward followed their father, becoming storage.

The vessel has fibre broadband and full service connections with mains gas. The Dunregan houseboat has been permanently on this mooring for 45 central heating. Council Tax band A.

You are buying part of the old Talbot Barge Yard. Talbot and Sons specialized in constructing and repairing barges, which were flat-bottomed boats used for transporting goods along rivers and canals. Barges were an essential part of London's maritime industry, particularly during the 19th and early 20th centuries when the city relied heavily on water transportation for trade and commerce. By 1839 Robert Talbot had moved his barge building business to

barge builders

vears.

KEY FEATURES

Located on Ancient Moorings NO MOORING CHARGES

Two apartments with two bedrooms each

Also Dunregan House benefits from TWO ANCIENT NON-RESIDENTIAL MOORINGS

SHORT TERM RENTAL OF ONE UNIT - WITH PROJECTED £50,000 INCOME BASED ON £250 PER NIGHT

INVESTMENT OPPERTUNITY FOR YEILD OF 7% - 14%

Measurements: 25.5 m. x 6.35 m.

Internal area: 1,915 sq. ft. / 178 sq. m.

Recent survey done in July 2023

The vessel has been well maintained and looked after by the current owner

Private car park

Fibre broadband and full service connections with mains gas central heating

Council tax: Band A - £1.128.61 for 2023/24

For more information please also have a look at this website http://www.dunregan.com











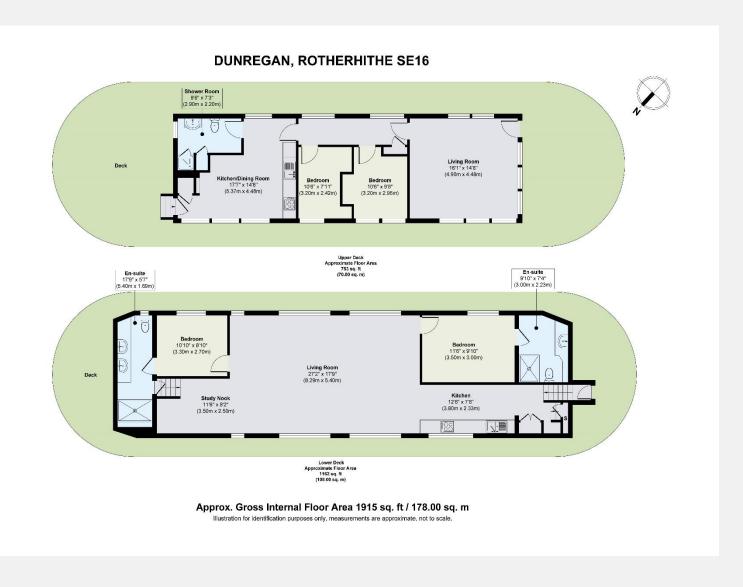


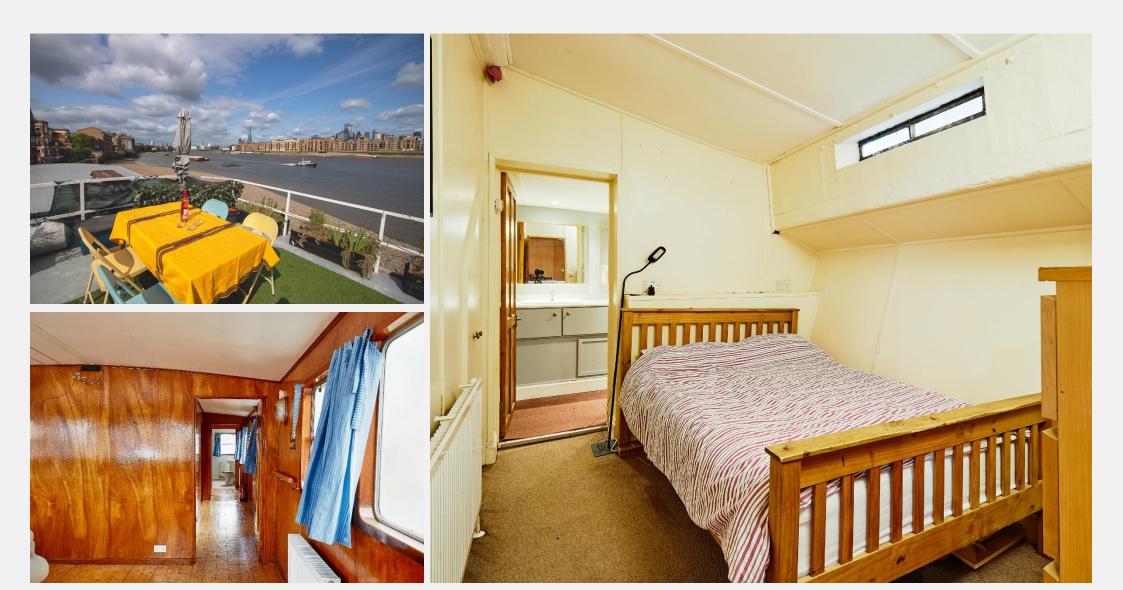
KEY INFORMATION

Local authority: London Borough of Southwark

Internal area: 1,915 sq. ft. / 178 sq. m.

Council tax band: A





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