# RIVERHOMES

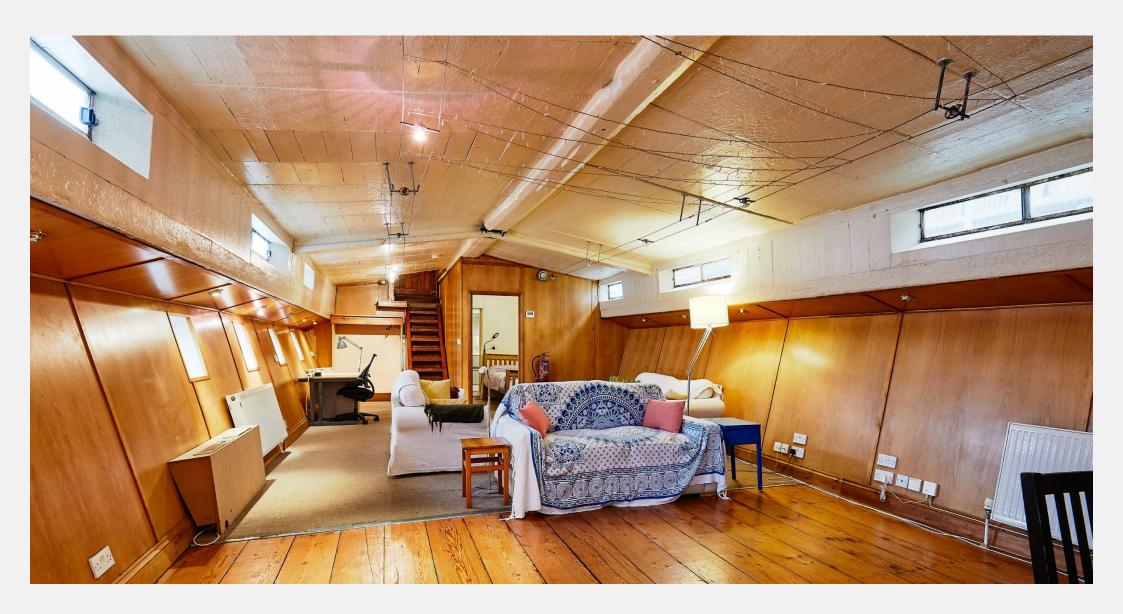


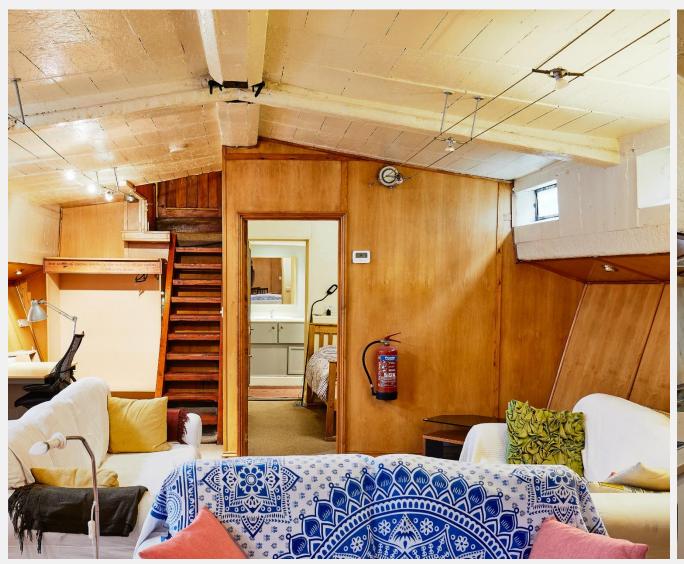
## **Rotherhithe Street Rotherhithe SE16**

spacious vessel currently arranged as two self-contained apartments, navigable vessel. both successfully operating as Airbnb rentals. There are no mooring fees payable, and the only ongoing cost is a single Band A council tax.

'Dunregan House presents a rare opportunity to acquire a large The houseboat measures approximately 25.5 metres in length with a 6.35 houseboat with 100 year licence on the mooring and parking space in a metre beam. It underwent a full survey in July 2023 and has been well spectacular location on the Rotherhithe foreshore, within the Pool of maintained by the current owner. In 2007, the entire flat bottom was over-London. The houseboat includes a private off-road parking space and a plated with 8mm steel. As a permanently moored houseboat, it is a non-

> Internally, Dunregan House is configured as two separate two-bedroom apartments, each with views towards the City, The Shard, and the Pool of London. The property also benefits from one private parking space.







### **Rotherhithe Street Rotherhithe SE16**

Upper Deck Apartment: Features a bright living room with panoramic river The vessel is fully connected with mains services, including gas central views, a fitted kitchen/dining area, two bedrooms, and access to the outer heating and fibre broadband. and upper decks — perfect for enjoying the Thames scenery.

Lower Deck Apartment: Offers a spacious living area with room for dining, a fitted galley kitchen, two ensuite bedrooms, and ample storage.

This property forms part of the historic Talbot Barge Yard, once home to Talbot and Sons, renowned for building and repairing barges that served London's thriving maritime trade in the 19th and early 20th centuries. Dunregan House has been moored in this location for over 45 years.

#### **KEY FEATURES**

4 bedrooms

3 bathrooms

100 year licence on the mooring and parking space

Houseboat arranged as 2 x two bedroom apartments

Mooring charges £5,000 per year

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

**INVESTMENT OPPERTUNITY FOR YEILD OF** 7% - 14%

Living on a sandy beach in Central London

Council Tax band A

**Full service connections** 

1 private parking space

Recent survey done in July 2023











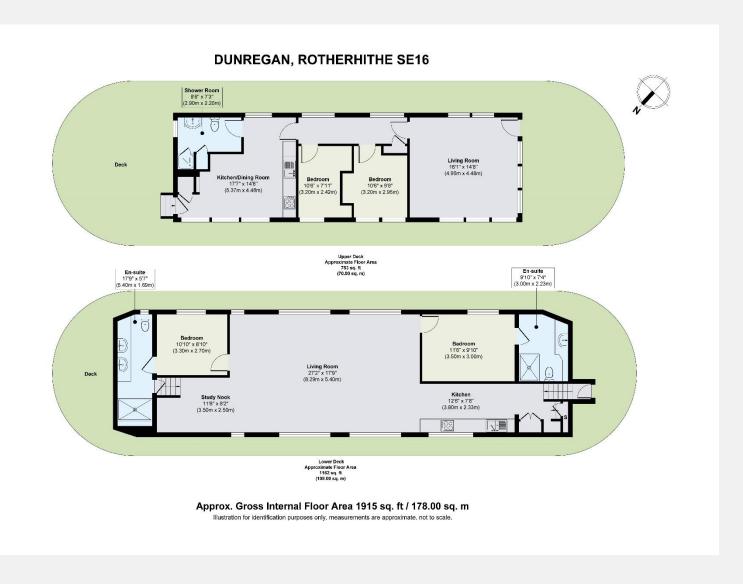


#### **KEY INFORMATION**

**Local authority:** London Borough of Southwark

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

Council tax band: A





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