



## The Mooring Fife Terrace N1

This charming houseboat offers a unique opportunity to enjoy tranquil waterside living in the heart of London. Moored along Regent's Canal, the vessel blends character, comfort, and convenience. Entry is via the wheelhouse at the stern, a delightful space for morning coffee or evening drinks while watching the sunset over the canal. A small single couch tucked under the cabin roof adds to the relaxed ambiance. From here, steps lead down to the main living area, which features a well equipped kitchen, dining table and chairs, and a cosy lounge with Ligne

Roset sofa that converts into a comfortable double bed. The bow offers a haven with a small living room, folding table and chairs, single sofa bed, and a separate sleeping area with a double berth and washbasin. This berth is fitted wall-to-wall with a foot-well for added comfort. A small outdoor deck provides a peaceful spot to sit and enjoy the canal views. Connecting the bow and stern is a corridor housing a full size fridge, microwave, and a second bathroom. The boat is warm, dry, and secure, ideal for year-round living or weekend escapes.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Inviting wheelhouse entrance with sunset views and relaxed seating**

**Well equipped kitchen**

**Spacious main living area**

**Self-contained bow**

**Nest controlled diesel fired central heating system and solid fuel stove**

**Outdoor deck**

**Substantial secluded wooded garden, office shed and hot tub area included**

**Included is a traditional clinker rowboat**

**Peaceful Regent's Canal setting with vibrant wildlife and scenic towpath**

**Walking distance to local amenities, cafés, bars and restaurants**

**Excellent transport links from King Cross and Angel Station, as well as bus connections to the West End, Covent Garden, Southbank and beyond**

**Assignable mooring**

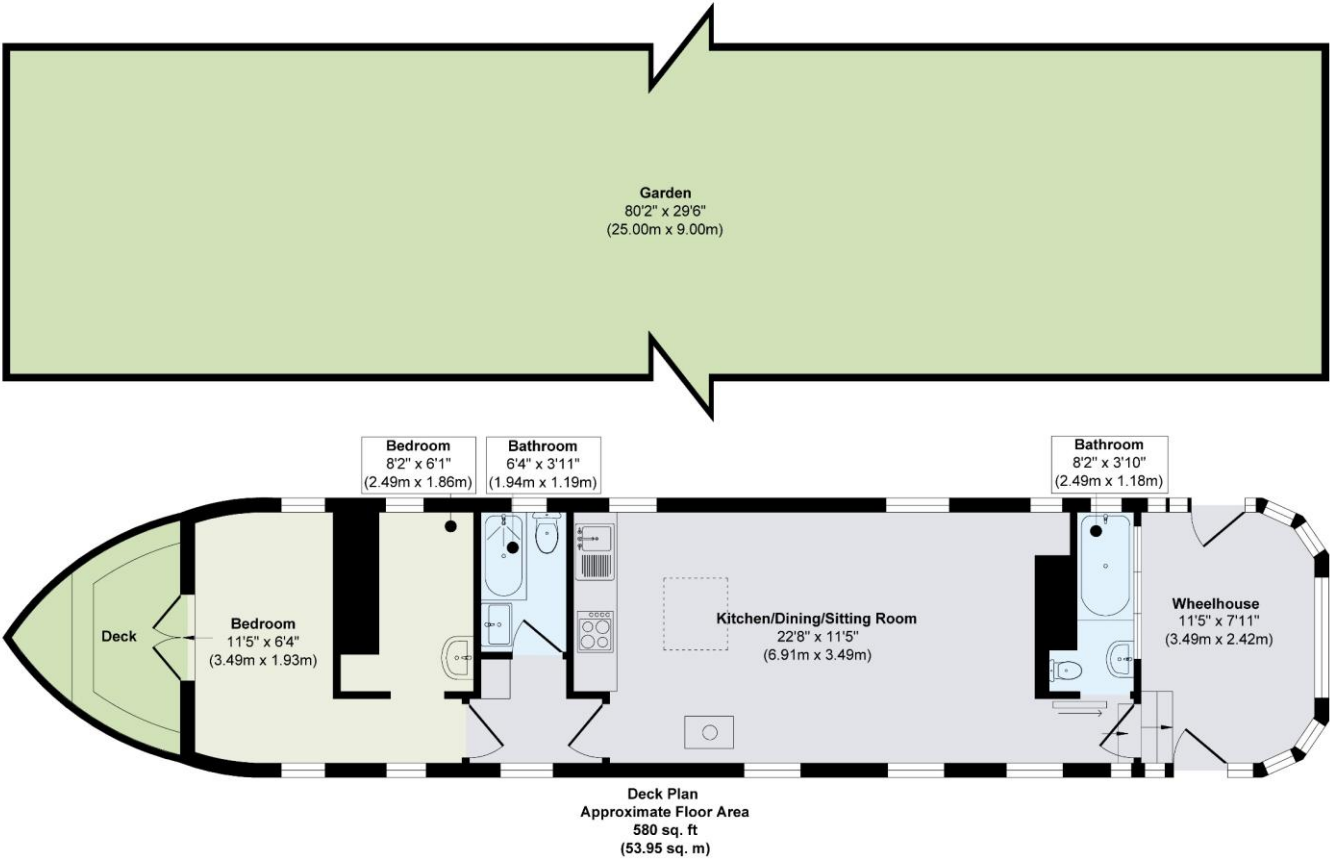
**Mooring charges are £16,990 per annum approx.**





KEY INFORMATION

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|------------------|---------------------------------|
| Local authority: | London Borough of Islington     |
| Internal area:   | 580 sq. ft. / 53.95 sq. m.      |
| Council tax band | A - £1,341.21 per annum approx. |
| No. of bedrooms: | 2                               |
| Mooring charges: | £16,990 per annum. approx.      |



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