



**£175,000**

**Greenland Dock**

London, SE16 7UF

It is always a pleasure to photograph such a well presented boat, such as this. The owners have been fastidious in the upkeep of the whole vessel.

The wheelhouse makes a perfect sun trap with views across the dock. The open plan saloon is bright and fresh. Moving forward there is a wet-room style heads to port. The second cabin is ideal for when guests stay over, and the main cabin, with a full sized double bed is located at the bow.

There is no gas onboard, in preference to a fully electric galley with a hob, oven and fridge, fitted in modern kitchen units.

There is a small utility space at the stern that houses a washing machine, and provides extra storage.

The boat was completely rewired in 2018. New water tanks fitted in 2020. The hull is epoxy coated giving long lasting protection.

Current mooring fees are circa £10,000 per annum.


The residential mooring is fully transferable for a fee of 10%, payable direct to the mooring management.

These boat details are subject to contract.

Note: Offers on the asking price may be considered.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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