



**£220,000**

**South Dock Marina**

, SE16 7FJ



Originally built in 1906, this converted sailing barge has been extremely well maintained and was last out of the water in 2016 for a survey and was epoxied at the same time.

The huge central living space is a perfect place to entertain and gives the owner loads of flexibility in how to lay it out. There is easily enough room to add a second cabin if required. The galley is well equipped with gas hob, electric oven, fridge/freezer and washing machine. Central heating comes from an electric boiler and there is a large calorifier heated via an immersion. The stylish bathroom has a full sized bath with overhead shower and electric heads. At the bow is the master cabin with king size bed and storage.

The residential mooring at South Dock Marina is fully transferable (10% transfer fee payable) and current mooring fees are approx £14,100 per annum. The moorings at South Dock are becoming increasingly desirable as mooring fees rise in other marinas much faster. There are excellent transport links (plus free parking) with Greenland Pier (2 mins), Surrey Quays (10 mins) and Canada Water (20 mins) all within walking distance.

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

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com