

RIVERHOMES

**Rotherhithe Street
Rotherhithe SE16**

**Offers Over £425,000
Residential Mooring**



Rotherhithe Street Rotherhithe SE16

'Dunregan House presents a rare opportunity to acquire a large houseboat with 100 year licence on the mooring and parking space in a spectacular location on the Rotherhithe foreshore, within the Pool of London. The houseboat includes a private off-road parking space and a spacious vessel currently arranged as two self-contained apartments, both successfully operating as Airbnb rentals. There are no mooring fees payable, and the only ongoing cost is a single Band A council tax.

The houseboat measures approximately 25.5 metres in length with a 6.35 metre beam. It underwent a full survey in July 2023 and has been well maintained by the current owner. In 2007, the entire flat bottom was over-plated with 8mm steel. As a permanently moored houseboat, it is a non-navigable vessel.

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.





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Upper Deck Apartment: Features a bright living room with panoramic river views, a fitted kitchen/dining area, two bedrooms, and access to the outer 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.

The vessel is fully connected with mains services, including gas central heating and fibre broadband.

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

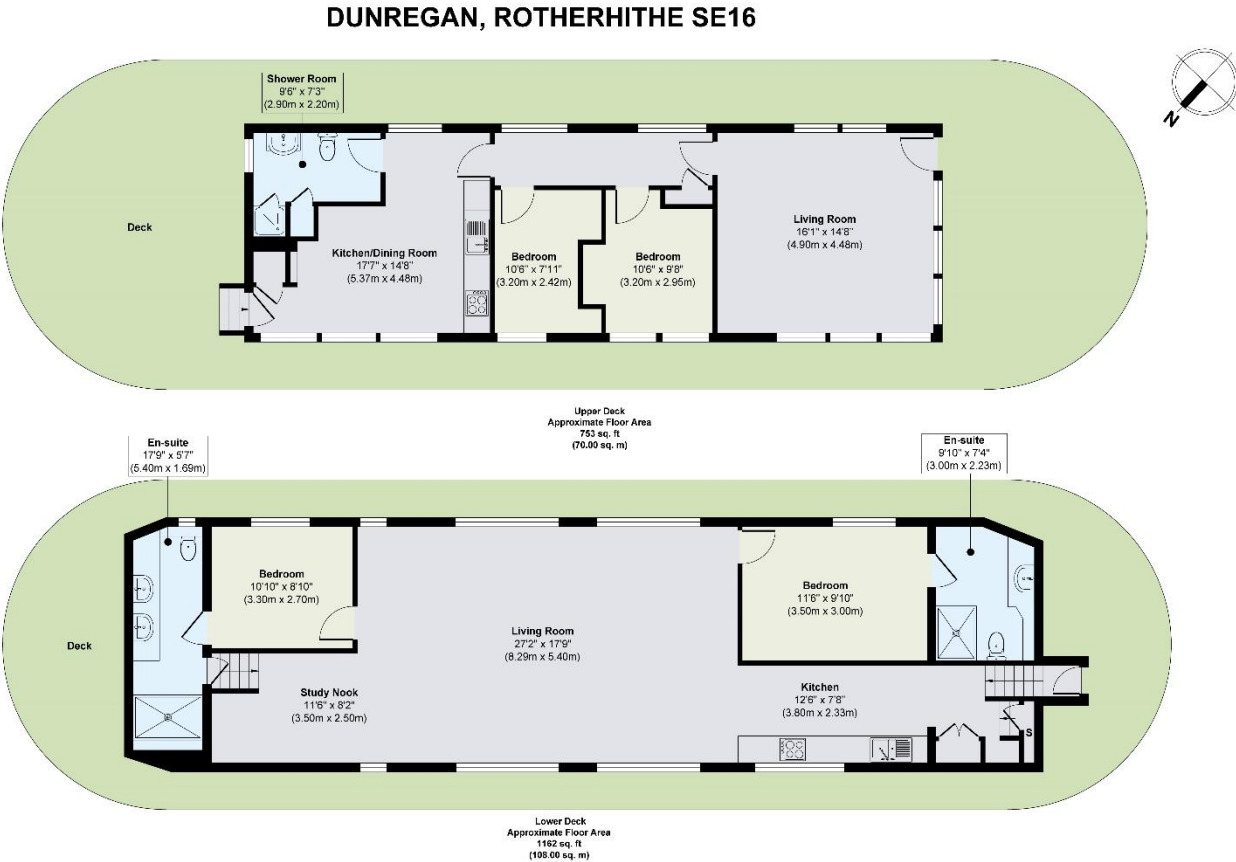
1 private parking space

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





RIVERHOMES

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