



**£95,000**

**Maida Avenue**

London, W2 1ST

The boat benefits from a fully electric galley, so no gas onboard. There is both a solid fuel stove and diesel powered central heating.

The bathroom has been modernised with a wet-room style shower. The pump out loo is easily manageable with regular visits from the 'poo-boat', so there is no need to leave the mooring.


There is an in-water survey from 2025. BSS expires in 2029.

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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**OFFICE DETAILS**

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