

RIVERHOMES

El Gordo Berth 21, Blackwell Basin

Moorings
London

£190,000
Available



El Gordo Berth 21, Blackwell Basin Moorings London

KEY FEATURES

- Residential mooring
- 1 bedroom
- 1 bathroom
- Beautifully presented 60 ft. by 12 ft. 6 in. widebeam, built in 2020 and last drydocked and blacked in May 2023
- Four solar panels and a custom alternator designed for lithium batteries provide efficient off-grid capability
- Webasto diesel heating system integrated with Google Nest Thermostat for smart climate control
- Located at Blackwall Basin, a peaceful residential mooring minutes from Canary Wharf





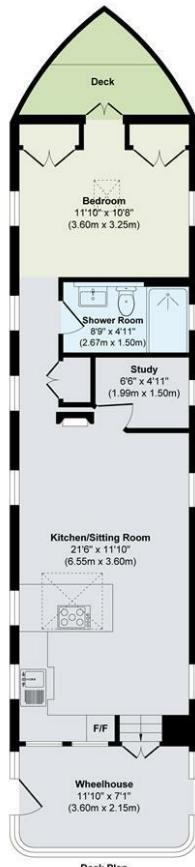
El Gordo Berth 21, Blackwell Basin Moorings London

South West & Central London Branch
1 - 3 Lower Richmond Road
London
SW15 1EJ

020 8788 6000
www.riverhomes.co.uk

ENERGY PERFORMANCE CERTIFICATE

BLACKWALL BASIN MOORINGS, E14



Approx. Gross Internal Floor Area 594 sq. ft / 55.25 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.

KEY INFORMATION

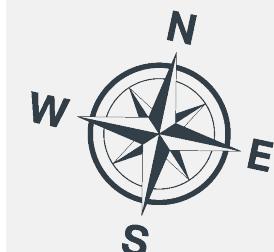
Local Authority: Council Borough of Tower

Hamlets

Internal Area: 594.00 sq ft

Garden Area: acre(s)

No of Bedroooms: 1



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.