



£137,500
Rope Street
London, SE16 7SZ

Originally built in 1922 and converted in the mid 1970's into a beautiful liveaboard barge, the boat would make a great floating home for an individual or couple with its highly desirable mooring at Greenland Dock in SE London.

The boat has been well maintained, with regular surveys of the hull and upkeep of the engine and electrics. The hull has been overplated where necessary. Last out of the water in 2023 for a routine inspection.

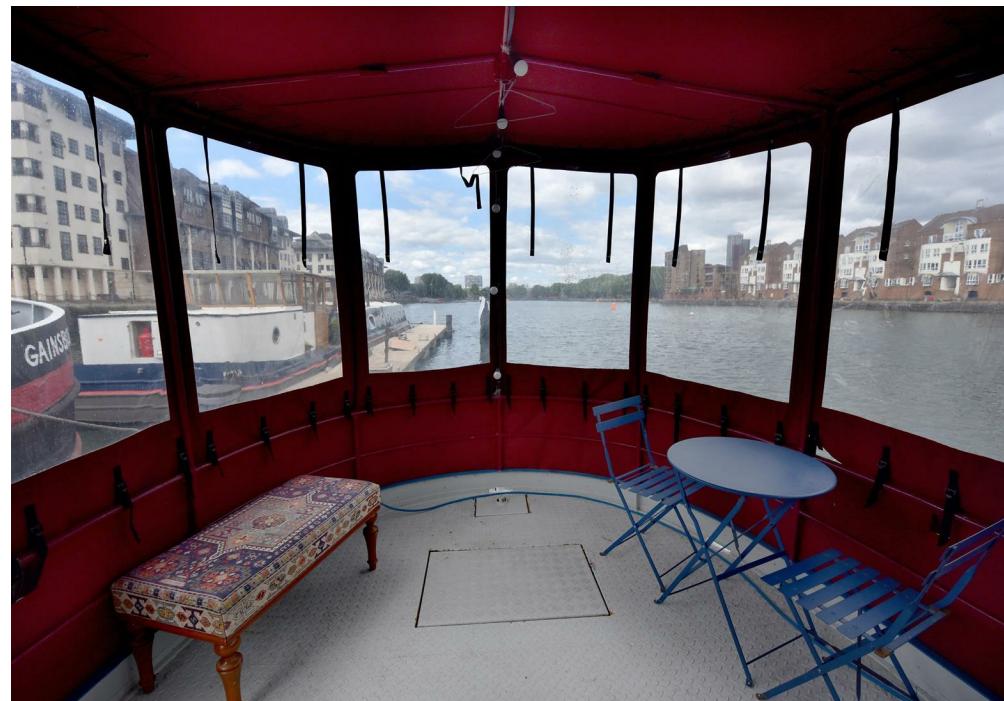
The layout of the boat is entirely open plan with one large room acting as the bedroom, living area and galley. There is a bathroom with shower and electric heads to port as you enter down the stairs from the wheelhouse. The aft deck is covered and has fantastic views out across the basin with plenty of sun throughout the day.

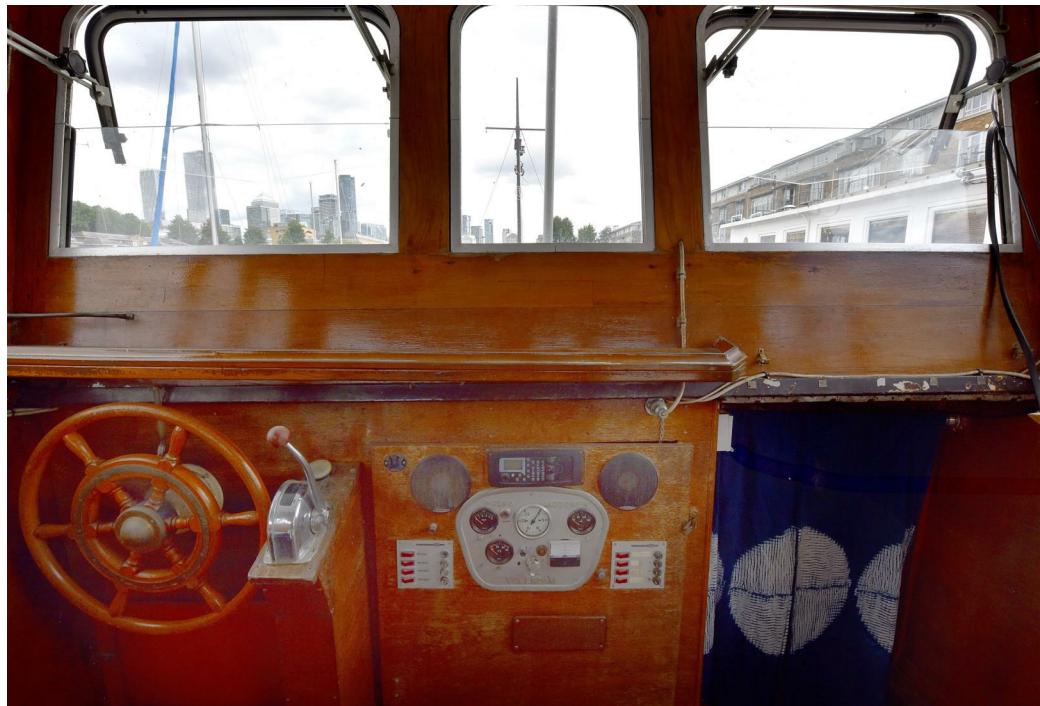
Current mooring fees are roughly £10,000pa.

Please note there is a 10% transfer fee for the mooring based on the final sale price.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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