



£76,000
Rope Street
London, SE16 7SZ

The barge offers comfortable accommodation within a fairly modest waterline length, keeping mooring fees to a minimum. The wheelhouse provides a bright, airy living space in which to work or socialise.

The galley is well equipped and recently fitted with an electric induction hob, removing any reliance on gas from the boat.

The saloon area is bathed in natural light from the large skylight, making the whole boat feel bright and fresh. The solid teak dinning table can be easily folded away, and there is a bench seat which provides further storage.

Moving forward, there is a small heads to starboard with the sleeping cabin in the bow. The full fitted double has storage underneath, and there is also a hanging space for clothes.

The heating is via a number of infra-red panel heaters distributed throughout the boat. Hot water is provided by an electric calorifier located under the galley sink.

Please note that although the boat is fitted with an engine, this has been disconnected from the diesel tank, and is not currently operational.

Please also note the maximum headroom down below is 1.85m, dropping to 1.65m in the heads.

Current mooring fees are circa £8,585.00 per annum. There is a 10% transfer fee for the fully residential mooring, payable directly to the Dock Office (Southwark Council).

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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