



## Limehouse Basin Marina Limehouse E14

RiverHomes is delighted to offer to the market this stunning 80ft4 x 13ft9 Dutch sailing barge of tjalk design – located on a residential mooring in Limehouse, with views of the marina and the skyscape of Canary Wharf. This fully navigable vessel could be used to cruise around London or just as a floating apartment / pied à terre based in a prime Central London location. Former inland cargo vessel which has undergone a complete rebuild in 1999/2000 into a sailing live aboard. The accommodation comprises; entry into a good size living room with navigation controls, seating area and open plan into the kitchen. Moving down to the front of the boat are 3 cabins and a good size family bathroom. The

captain's cabin can be found back in the aft, this can be accessed from the lower deck and or upper deck. In addition, you have a large storage room below deck, some 16ft x 13ft and this is where you also move into the engine room. Above deck there is a decked area to the rear of the vessel with plenty of room for a table and chairs, perfect for enjoying the sunshine and views. The marina has mains-fed electricity, broadband wi-fi, and water supply at the pontoon. It is a secure gated pontoon, offering a sense of community and tranquility with other boat dwellers in a superb location.

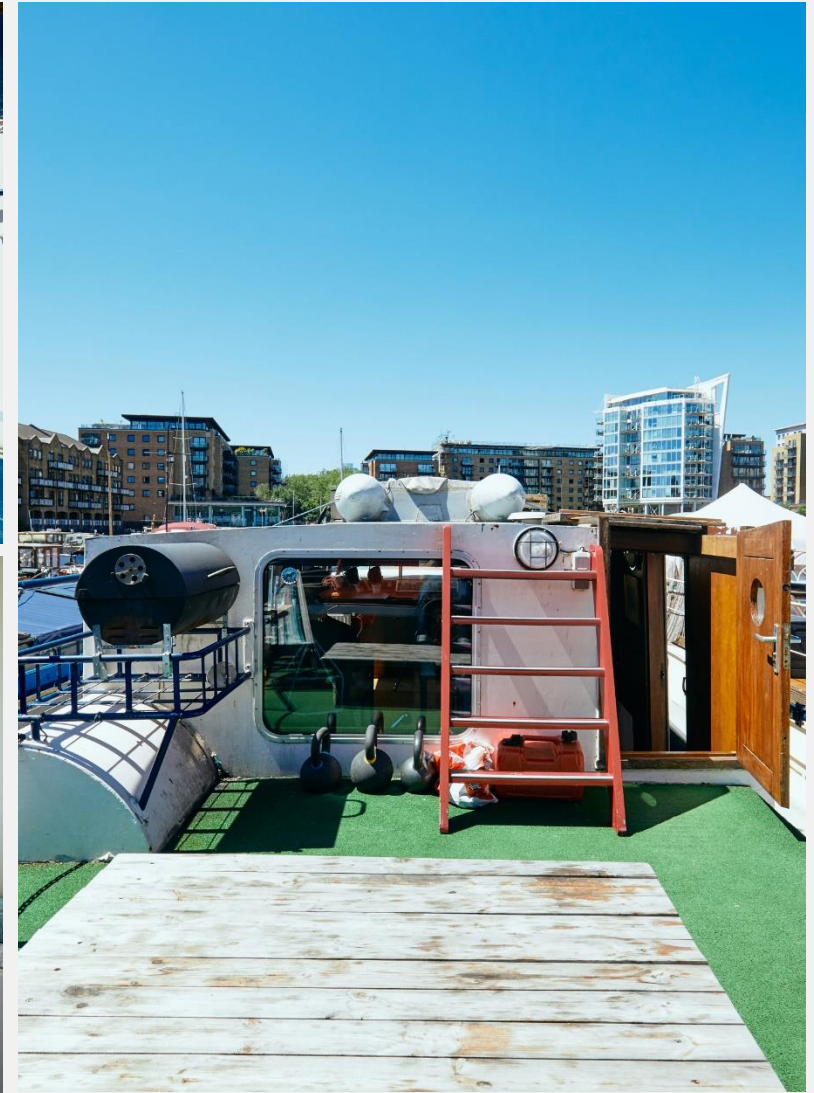
### KEY FEATURES

**Council Tax: Band A - £984.61 for 2021/22**

**Mooring fee: £14,591 per annum approx.**

**Measurements: 80ft4 (24m) x 13ft9 (4.3m)**

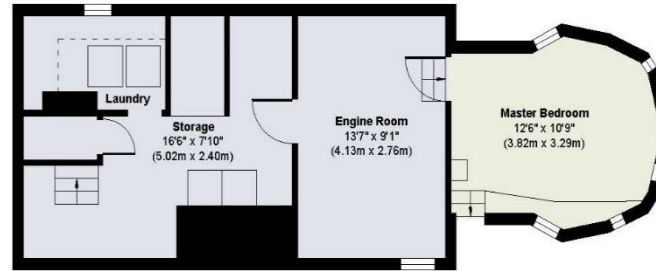
**Mains-fed electricity, broadband wi-fi and water supply**





## KEY INFORMATION

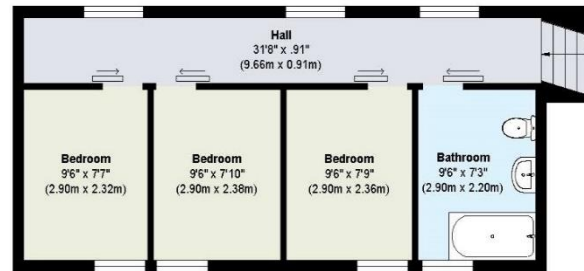
<b>Local authority:</b>	London Borough of Tower Hamlets
<b>Internal area:</b>	1,247 sq. ft. / 107 sq. m.
<b>Garden area:</b>	Deck
<b>No. of bedrooms:</b>	4



Floor 3  
Approximate Floor Area  
448 sq. ft  
(42.00 sq. m)



Floor 4



Floor 1  
Approximate Floor Area  
419 sq. ft  
(39.00 sq. m)



Floor 2  
Approximate Floor Area  
280 sq. ft  
(26.00 sq. m)