



## Rotherhithe Street Rotherhithe SE16

'Dunregan House' offers a new owner the unique combination of two freehold moorings in a spectacular location in the Pool of London, a private off-road parking space, and a large houseboat with two apartments currently being used for Airbnb. There are no fees to pay for any of this, just one band B council tax.

Houseboat 'Dunregan House' is moored on the historic Rotherhithe foreshore. It's on ancient moorings, which essentially means you have a secure mooring with no fees payable. The vessel has a length of 25.5 metre x 6.35 metre beam and had a full survey in July 2023. She has been well maintained and looked after by the current owner and in 2007 the

entire flat bottom was over-plated with 8mm plate. As this is a houseboat it should be noted that it's a non-navigable craft.

Dunregan House is currently arranged as 2 x two bedroom apartments with views towards the City, The Shard and Pool of London. Benefits from 1 private car parking space.

The upper deck apartment comprises a living room which is flooded with natural light and fantastic river views. There is a fitted kitchen/dining room, two bedrooms and a door leading to the outer deck, with access onto the upper deck, offering fabulous views of the River Thames.





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The lower deck apartment comprises a large living room with plenty of space for a dining area, a fitted galley kitchen and two bedrooms with ensuites, plus storage.

The vessel has fibre broadband and full service connections with mains gas central heating. Council Tax band A.

You are buying part of the old Talbot Barge Yard. Talbot and Sons specialized in constructing and repairing barges, which were flat-bottomed boats used for transporting goods along rivers and canals. Barges were an essential part of London's maritime industry, particularly during the 19th and early 20th centuries when the city relied heavily on water transportation for trade and commerce. By 1839 Robert Talbot had moved his barge building business to

the up and coming boat building area of Rotherhithe Street. Four of Robert's sons, Thomas, Robert, Richard and Edward followed their father, becoming barge builders

The Dunregan houseboat has been permanently on this mooring for 45 years.

### KEY FEATURES

**Located on Ancient Moorings NO MOORING CHARGES**

**Two apartments with two bedrooms each**

**Also Dunregan House benefits from TWO ANCIENT NON-RESIDENTIAL MOORINGS**

**SHORT TERM RENTAL OF ONE UNIT - WITH PROJECTED £50,000 INCOME BASED ON £250 PER NIGHT**

**INVESTMENT OPPORTUNITY FOR YIELD OF 7% - 14%**

**Measurements: 25.5 m. x 6.35 m.**

**Internal area: 1,915 sq. ft. / 178 sq. m.**

**Recent survey done in July 2023**

**The vessel has been well maintained and looked after by the current owner**

**Private car park**

**Fibre broadband and full service connections with mains gas central heating**

**Council tax: Band A - £1,128.61 for 2023/24**

**For more information please also have a look at this website <http://www.dunregan.com>**





Rotherhithe Street  
Rotherhithe SE16

£650,000  
Residential Mooring

**KEY INFORMATION**

**Local authority:** London Borough of Southwark

**Internal area:** 1,915 sq. ft. / 178 sq. m.

**Council tax band:** A

**DUNREGAN, ROTHERHITHE SE16**



**Approx. Gross Internal Floor Area 1915 sq. ft / 178.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



