



## St Katharine Docks Wapping E1W

This is a 45' Peniche Dutch Style Barge, built in 2016 by RLL Boats. It has a black steel hull, steel superstructure and deck. The air Draught is 2.7m.

The vessel has two steering positions - inside and outside. There is a Single Shire 50HP diesel inboard engine. In the saloon there is an L shaped seat and round wooden table, with two doors either side leading out to the deck.

Below deck and to the rear is the bedroom with a full size double fitted bed, grey chests of drawers, wardrobes and a grey carpet, all finished to a high standard. There is an en suite shower room with washbasin, shower and WC.

There is an open plan kitchen/sitting room with blue and white tiles and grey wooden floor. The fully fitted kitchen has a Stoves induction cooker, fan assisted oven and grill, stainless steel sink, hot water, Lamona fridge/ freezer

and a breakfast bar island with cupboards. The sitting room has 2 easy chairs, a stool, LG TV, bookcase and storage. There is "Planer" 4kw hot air heating.

Outside there is a good sized deck for entertaining, with plenty of space for a wooden table and 4 chairs. This beautiful Dutch Style Barge has been completed to a high standard and certainly merits a closer look.

St Katherine Docks marina offers excellent transport links. Tower Hill Underground and Tower Gateway DLR Stations are a short walk away. There are also numerous restaurants and bars located within the marina, offering residents and visitors a variety of options. Please note this is not Leasehold but a licence agreement for the mooring. Please call for further information.

### KEY FEATURES

**45' Peniche Dutch Style Barge**

**Two steering positions**

**One double bedroom**

**Open plan kitchen / sitting room**

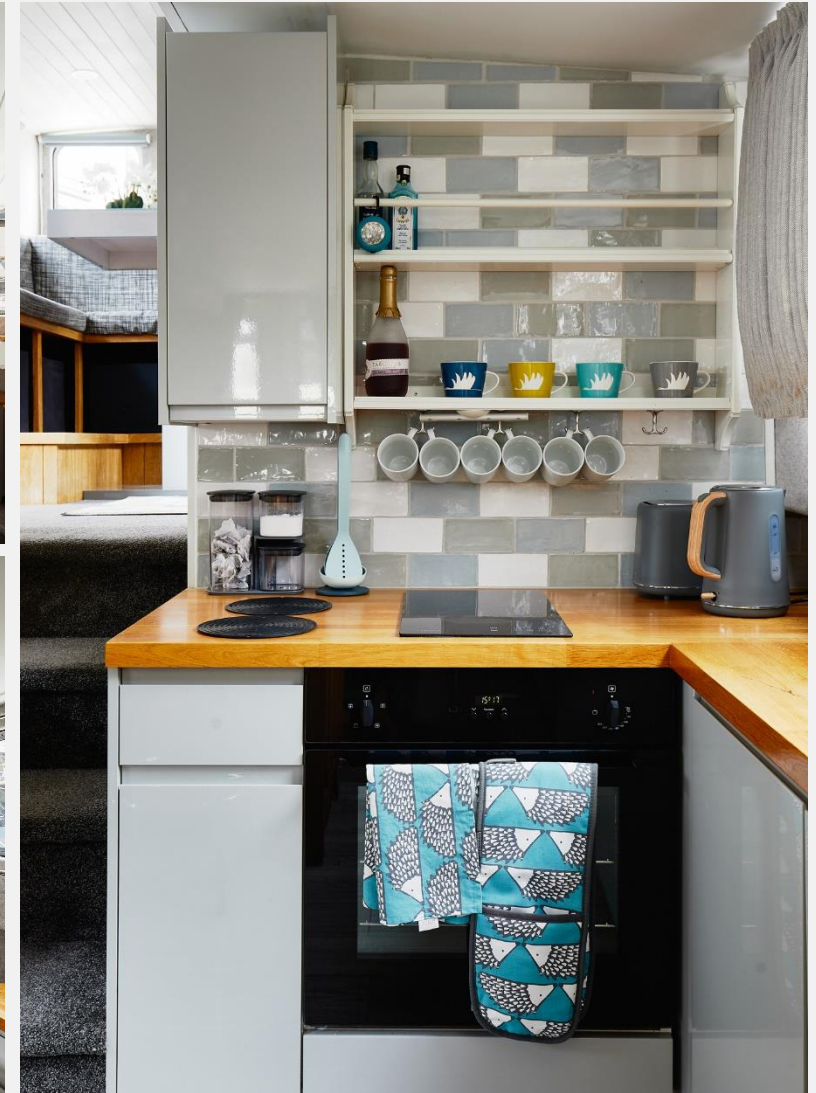
**Good sized deck**

**Completed to a high standard**

**Local authority: London Borough of Tower Hamlets**

**Mooring charges: £16,470 per year approx.**

**Conveniently located close to shops, restaurants and public transport**





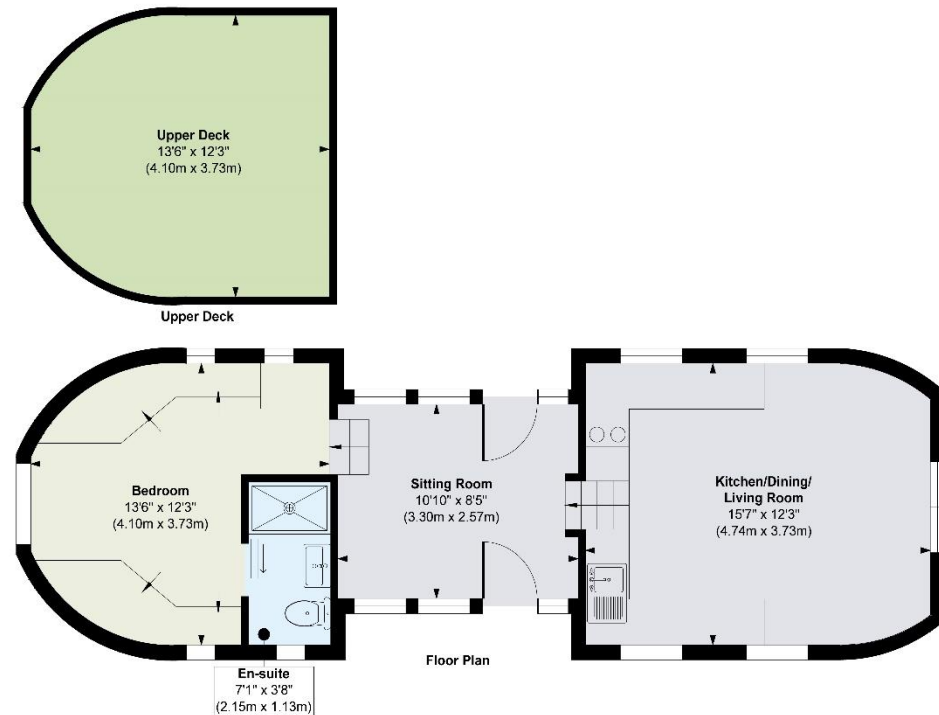
## KEY INFORMATION

**Local authority:** London Borough of Tower Hamlets

**Internal area:** 434 sq. ft. / 40.33 sq. m.

**No. of bedrooms:** 1

## ST KATHARINES DOCKS MARINA, E1W



**Approx. Gross Internal Floor Area 434 sq. ft / 40.33 sq. m**

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