





## St Katharine Docks Wapping E1W

RiverHomes is delighted to offer to the market this stunning 70 ft. x 12.3 ft. widebeam barge. The barge is located on a prime mooring in St Katharine Docks and is the perfect pied-à-terre in Central London. The barge comprises a beautifully crafted large double bedroom with king size bed, built-in storage and portholes creating a light space, a door leading to the large bathroom with double shower and a separate bath. The second bedroom has a double bed with built in wardrobe and desk area. The generously sized kitchen/living area has been tastefully designed with quartz work surfaces, worktops and cupboards. The kitchen

also has a built-in dishwasher, washing machine and oven/hob. The windows provide an abundance of natural light and are meticulously finished to a very high standard. Storage has been installed throughout the boat in every spare space thus creating a high-end minimalist feel. The dock also 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.

### KEY FEATURES

**70 ft. x 12.3 ft. widebeam barge**

**Large double bedroom and double second bedroom**

**Ample storage**

**Generously sized kitchen / living area**

**Interior finished to a very high standard**

**Excellent transport links**

**Black powder coated windows and porthole, with all black exterior fittings**

**Living room with skylight, flat screen TV and diesel stove**

**Large round enclosed stern with upholstered fixed seating and storage underneath**

**Integral fridge, freezer, dishwasher, washer/dryer and microwave**

**Mooring Charges: £21,709.90 incl. VAT per year approx.**

The mooring fees shown on this brochure or provided by RiverHomes verbally are the current mooring fees the existing owner of the vessel is paying. All prospective buyers should make their own enquiries with the marina or mooring management directly to understand the ingoing costs and mooring fees payable by a new owner. The mooring is not being sold by RiverHomes, only the vessel thus the mooring is by separate negotiation with the marina or mooring management. This statement applies unless a member of RiverHomes staff notifies you otherwise in writing.







KEY INFORMATION

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

**Internal area:** 618 sq. ft. / 57 sq. m.

**Garden area:** Deck

**No. of  
bedrooms:** 2

