



This 2007 motor yacht barge represents a unique living opportunity in a vibrant part of London, combining practical cruising capabilities with the comforts of a well-designed interior space. The vessel's robust construction, comprehensive utilities, and desirable mooring location make it an attractive option for those able to make a cash purchase. The steel work was done by John Thomas at Morvoren Seacraft in Penryn Cornwall. The barge shell was then taken to Cockwells Classic & Modern Boatbuilders where the interior was designed and built. An out of water survey was conducted in April 2023 and is available for review. This boat is not so much a 'houseboat' - more of a handy sized motor barge that can be used as an office/pied-à-terre as well as for river and canal cruising. Dimensions are: length overall 15 m. / beam 3.8 m. / air draft 0.8 m. Made with 10 mm. steel baseplate and 5 mm. steel sides and deck. The mooring is supplied with mains water and electricity (metered). The vessel is attached to a vacuum sewage system which takes waste through pipes and up to the mains sewer, there is no pumping out required. The boat has a 10 year residential licence with 8 years remaining. After that the boat will go on to an annual rolling mooring tenure. Boats are non-mortgageable, cash purchaser required.

KEY INFORMATION

Local authority:	London Borough of Hammersmith and Fulham
Internal area:	411 sq. ft. / 38.22 sq. m.
Council tax band:	Exempt
Mooring charges:	£816.18 monthly approx.
Maintenance charge:	£58.80 monthly approx.

