

RIVERHOMES

St Katharine Docks
Wapping E1W

£75,000
Leisure mooring



RIVERHOMES

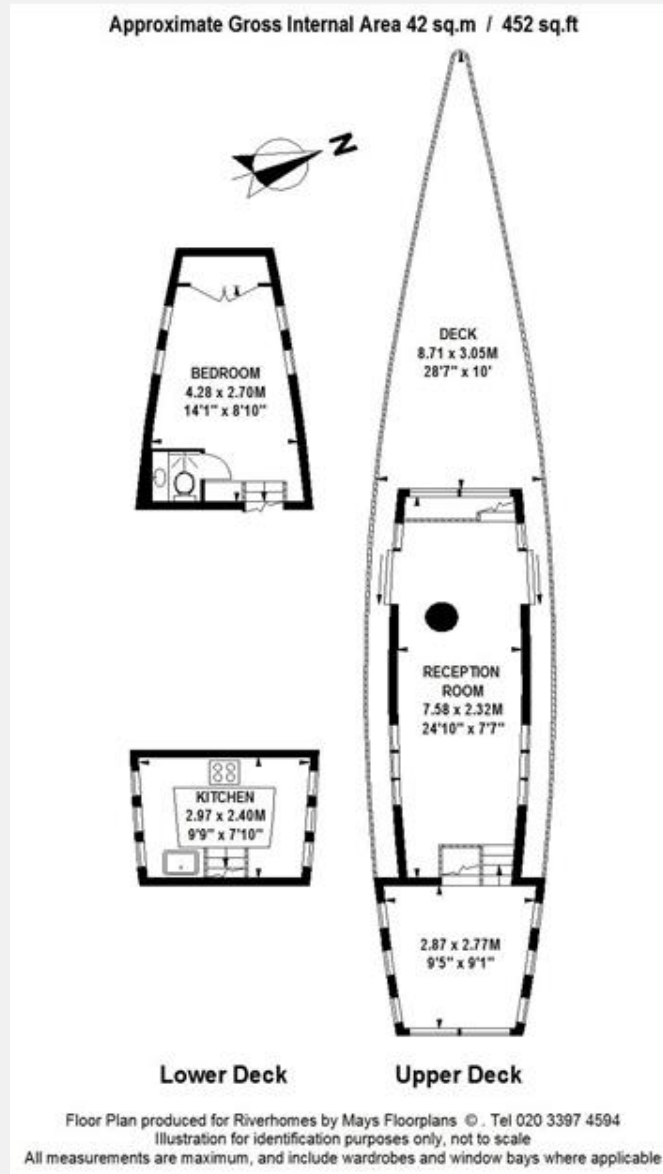
Central London Branch
Tintagel House
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A heritage boat of historic significance. Built in 1945, originally created for admiralty harbour service by McGruers of Dumbarton before being professionally converted into a comfortable motor-yacht and houseboat. In 1974, she was re-engined with a Diesel 6-cylinder Gardner 150 Engine by Charles Sadler and Co of Birmingham. Internally, the boat was refurbished in 2015 and 2021 to create a fully equipped home, although she still retains authentic charm and character. She boasts a surprisingly spacious living area with a folding sofa bed (sleeps one), tables, and an ottoman with inbuilt storage. Dining area with seating for eight guests, characterised by stylish polished teal, cream leather benches and panoramic windows and side doors that can be opened for a refreshing river breeze. When it's bedtime, the dining table drops down to form a platform (sleeps two). A ladder leads down to the kitchen, fully equipped with an oven, induction hob, microwave, fridge, coffee machine and washing machine. The master bedroom can be found just down from the captain's cabin, this cosy room has a double bed with memory foam mattress, and a smart TV. Plus there is an onboard bathroom with WC, vanity basin, and shower. Marina serviced washrooms are close by for berth-holder's private use, only accessible using exclusive key fobs. The deck is steel-plated and recently enhanced with fibreglass to ensure weather-proofing throughout winter months. The dedicated engine room is equipped with a 5Kw Webasto Thermo-Top heating system, four domestic and two engine batteries, a 5Kva Lister electric start generator and direct access to 240volt shore power. Perfectly situated in the heart of London, this lovingly restored historical houseboat truly is one-of-a-kind. Moored on an annual rolling contract at St-Katherine Docks – one of the city's best kept secrets. Close to famous landmarks; Tower Bridge, the Tower of London and surrounded by bars and restaurants.

KEY INFORMATION

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|-------------------------|---------------------------------|
| Local authority: | London Borough of Tower Hamlets |
| Internal area: | 452 sq. ft. / 42 sq. m. |
| No. of bedrooms: | 1 double bedroom |
| Mooring fee: | £18,500 per year |



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