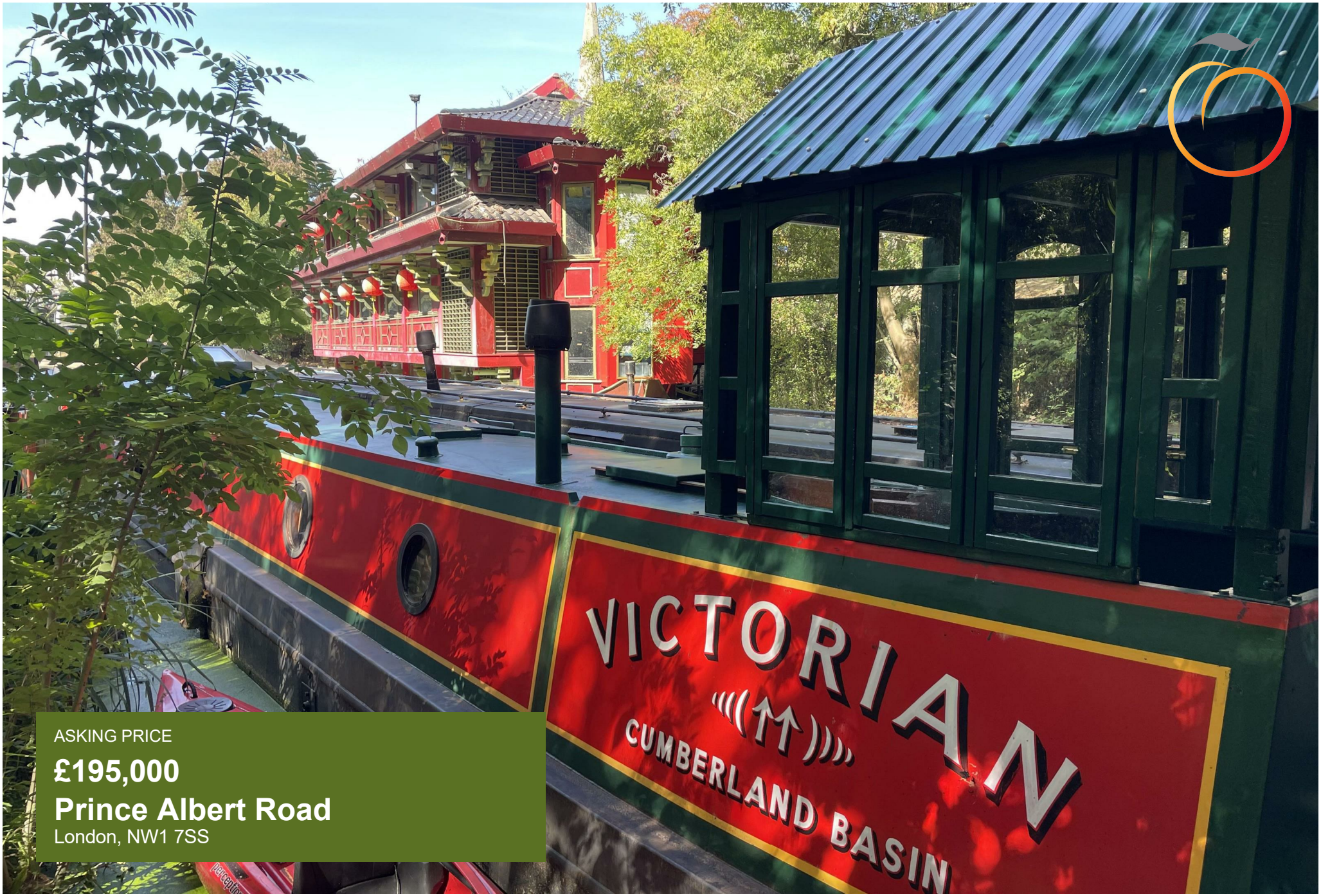


ASKING PRICE

£195,000

Prince Albert Road

London, NW1 7SS

The beautifully finished interior is lined in cedar, creating a warm atmosphere throughout the open-plan living space. Rooflights, portholes and side hatches bring in plenty of natural light, while the generous saloon provides comfortable seating, a sofa bed for guests, a 42-inch smart television.

A newly installed Squirrel Morso heating stove is powerful enough to keep the whole boat warm, and a new calorifier provides the hot water.

Moving through the boat, there is a dedicated office area with a desk and seating, making this an appealing option for anyone wishing to work from home. A pull-down bed with a new mattress provides further adaptable sleeping accommodation without permanently occupying valuable living space.

The well-equipped galley features stainless-steel work surfaces, a sink, fridge, separate deep freezer and two induction hobs. A selection of countertop appliances, including an air fryer, pizza oven, Nespresso machine and milk frother, is also included.

The separate wet room is fitted with a large shower area, decorative countertop basin and a Cinderella Electric Comfort incinerating toilet.

The boat is offered as a turnkey opportunity, with the furniture, mirrors, side tables, benches, storage and equipment pictured understood to remain.

The engine has been regularly maintained and starts on the button.

The Canal & River Trust-managed mooring is residential and benefits from gated access, a residents' post room and an established boating community. The owner has also installed a floating pontoon, creating a valuable private outside space.

These mooring have historic mooring rights and are fully transferable. As guidance, current mooring fees are circa £10,000 pa. BSS expires 2029.

These boat details are subject to contract.
Note: Offers on the asking price may be considered.



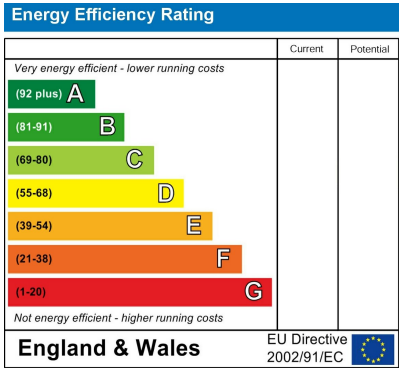












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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