



£110,000

St Katharines Way

London, E1W 1LA

The boat was professionally fitted out when first commissioned and all the carpentry is of a high standard. Entering from the bow, the large, bright saloon makes the most of the 12ft beam.

The open plan galley is well equipped, featuring two fridges, a microwave, gas oven, grill and hob. There is plenty of storage space for crockery and food, making her the ideal liveaboard boat.

There are three cabins, one ensuite, and is able to sleep a total of six. There is a large amount of storage throughout the boat with fully fitted wardrobes and draws in each sleeping compartment.

There is a diesel powered boiler to heat the radiators distributed throughout the boat. A large aft deck on which to enjoy the bustling surroundings of St Katherine's Dock.

Please note there is a mooring transfer fee of 5% payable to the marina. Mooring fees are circa £25,548 per annum.

These boat details are subject to contract.

Note: Offers on the asking price may be considered.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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