



**£73,000**

***NARROWBOAT AND RESIDENTIAL MOORING***

**SOUTHALL**



## Southall, Middlesex, UB2

We are pleased to offer for sale this 51ft Dutch style narrowboat situated on a secure residential mooring with garden in West London. Fully enclosed wheelhouse that goes under all of the bridges on the southern Grand Union, but takes just 10 mins to fold down for sunny days. She has a ships wheel as opposed to a tiller and large cockpit and rear deck. Needless to say, she is much admired wherever she goes.

She was built by Roger Apperley in 1989 who was renowned for his innovative and quality steelwork. Due to the cabin sides being vertical as opposed to canting inwards and a higher than usual gunwhale, she appears much larger inside than a conventional narrowboat.

Much of the interior was refurbished in 2007 and is mainly Ash faced ply with solid Ash tongue & groove ceiling.

The bedroom is across the front and has a comfy Harrison's mattress (18 months old and £550) measuring 6'2" x 4'6". Lots of cupboard space and a small wardrobe.

The bathroom has a shower, washbasin and pump-out toilet.

There's of course a full galley (kitchen) with oven/grill, hob, microwave, Shoreline fridge (switches between 12v & 240v automatically, cost £450)) and cupboards.

The lounge/saloon is large and airy with very easy steps up into the wheelhouse.

There's a beautiful Stovax Brunel wood/coal burner in dark blue enamel as well as gas central heating to radiators. In the winter, the stove will burn for 16hrs unattended and keeps the whole boat warm. She's very dry with virtually no condensation and this is evident when you step inside (no musty smells).

She had a full hull survey in October 2007 which is available for viewing. The hull was blacked at the same time with new anodes and the boat safety certificate is valid until (mid to late) 2011.

A professional 12v system as well as 240v hookup is installed via an RCD. There is also a galvanic isolator to protect the hull from corrosion from stray electrical currents and an Adverc battery management system and powerful, digital phased battery charger (permanently plugged in). A small inverter provides 240v whilst on the move. A new calorifier (hot water tank) which is heated from the engine whilst cruising, or 240v immersion or gas heating was installed last year together with new plumbing.

All systems, pumps (new 2008), electrics etc are in first class condition and the Thonycroft 1.8 engine starts first time and will purr away all day long with no oil consumption.

There's an abundance of wildlife and foliage at the mooring with a small, friendly and eclectic community. Mooring fees are £350 + vat pcm plus water rates of £9pm plus council tax. A phone line is available to take advantage of broadband and there's an excellent digital TV signal here for freeview (some people have satellite). There's an on-site laundrette with your own mailbox, water point to top up the tank and good car parking.

Southall mainline station is a 10min walk with a 13min journey time to Paddington and 5 mins to Ealing Broadway. The M4 and M25 are less than 10 mins by car. Gillette Corner/Brentford on the A4 is a 10 minute drive as is the beautiful Osterley Park.

My reason for selling is to get a larger boat due to health issues. Please note, the first three photos at the top of the page are not at the home mooring.

**For information or to arrange a viewing please call 01932 240202**

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