



£160, 000
VERWISSELING



Verwisseling, Brentford, TW8

We are pleased to offer for sale this steel hulled Dutch Barge, ideal as a live-aboard, situated on mainstream Thames and benefitting from fantastic views over the water and towards Kew Gardens on the opposite bank.

The vessel has undergone extensive refurbishment with luxury bathroom, modern kitchen, superb double aspect living space, master bedroom, study and large wheelhouse.

This vessel has 240 volt power sockets, recessed down lighter spotlighting, Calor Gas fuelled combination boiler for both hot water and the wet radiator system. Every room below decks has a bright aspect and the wheel house has a wonderful 360degree vista.

Hatchway and steps leading down to...



Large Open Plan Living Space Measuring 14'3" x 9'6" (with 5'4" entrance) with solid wood floors and superb double aspect giving natural light, double radiator, recessed down lighter spotlights tongue and groove wood panelled insulated walls and ceiling, solid fuel burning stove on slate hearth and ceramic tiled surround, sky light, ample power points (240 volts), telephone point.



Large archway with deep breakfast bar, separating the...

Kitchen/Breakfast Room Measuring 12'11" x 9'9" 4 ring gas hob with brushed steel oven below, wall mounted combination boiler for central heating and hot water, range of base unit storage cupboards, space and plumbing for washing machine, space for under worktop fridge, extensive work surface/preparation areas, space for large dining room table. Double aspect room, 3 large opening porthole windows, solid wood floors, recessed down lighter spotlights, double radiator, steps up to additional double door entrance, ample power points.



Door leading through to...

Double Aspect Master Bedroom 10'8" x 9'9" with super king size built in bed, double radiator, solid wood floors, power points, built in recessed shelving and hanging rail offering clothes storage, recessed down lighter spotlights.

Door leading through to...

Study/Occasional Bedroom 11'5" x 9'2", solid wood floors, triple aspect and large ceiling sky light affording good natural light, double radiator, recessed down lighter spotlights. This room also houses the engine and battery banks for the vessel.

Steps leading up to...

Quadruple Aspect Wheel House 14'9" x 9'2", boat wheel and central console, solid wood floors, hatchway opening out to...



Roof Terrace, views over mainstream Thames and towards Kew Gardens. Further door leading out to...



Stern Raised Seating Area with the vessel comes a fender with 3.5 outboard.



Bathroom 6' x 6' comprises of panel enclosed bath with mixer taps, independent shower unit, tiled walls, 2 opening obscure glazed porthole windows, low level WC, solid wood floor, combined heated chrome radiator and towel rail, wall light, large wash hand basin with mixer taps and vanity storage below.

The boat is moored on a modern rising ballard pontoon with mains water, electricity and in-situ-pump out. This mooring will be transferable along with the vessel at the time of sale.

In 2010 (June) some over plating was carried out and the hull was completely re-blacked. A hull report was also commissioned at this time.

Opportunities such as this are few and far between and we would strongly urge early viewing to fully appreciate this fine example of a Dutch Barge.

SPECIFICATIONS AND FEATURES

Length Over All	68ft
Beam	41ft
Airdraft	15ft
Draft	18inches
Freshwater Tank	700l
Diesel Tank	800l
Black Water Tank	1000l

240 volt with 12 volt inverter

Ford Lehman Diesel 120 HP Engine

2 x 47kg Gas Bottles

Energy rated: A

Fire Extinguishers

VHF Radio

Navigation Lighting

Carbon Monoxide Alarm

Fire Alarm

Solid Fuel Burning Stove

2 Alternators For Separate Battery Banks

Wet Radiator System

Insulated Walls

BT Line

Broadband

Conventional WC With Masserator To Holding Tank

Pets Welcome

Fully Working Winch

Manual Anchor

Additional Bulk Head Storage 14' x 10'

Mooring Fees Presently Are: £6,000 per annum including VAT

Service Charge For Mooring

Compulsory Insurance

P.L.A Licence

£947.00 per Annum

TOTAL: £7,137.00 per annum OR £594.75 per calendar month

Option for secure underground parking at £1,000.00 per annum.

In our opinion this is an extremely managed and maintained mooring with affordable on going costs.

[For information or to arrange a viewing please call 01932 24 02 02](tel:01932240202)

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