

AUCOOT



ADDRESS

St. Katharine Docks Marina, London E1W

PRICE

£290,000

ARCHITECT

31/44

INFORMATION

Dusky Parakeet

This stunning one bedroom modern houseboat has been designed by 31/44 Architects who have created a space that is luxurious and yet tranquil and calming. It is currently moored in St. Katharine Docks – a heartbeat from the City, the Thames and numerous stations. It would be impossible to find an apartment of this calibre, in this location, at this affordable price, but Dusky Parakeet manages to achieve all three. She would make a perfect pied-à-terre, moveable home or office.

Ship shape design and fittings

31/44 Architects are a multi-award winning practice known for their careful attention to detailing and craftsmanship. This boat has proven an excellent canvas for their work – everything within it is bespoke, and every fitting has been handmade from the finest materials. It has been decorated with a calm, natural palette, perfectly suited to its watery surroundings. It is the sort of comfort and quality that you would expect from a high-end apartment. Handmade joinery and flooring throughout consist of Douglas Fir, charcoal grey valchromat and tulipwood cladding. The steps and seating all hide storage units (helping to keep clutter to a minimum) and there's also a concealed Panasonic television. Bespoke wall sconces and custom-made upholstery feature throughout. The handmade kitchen has been created from recycled materials by Smile Plastics – the doors and worktops were once yoghurt pots and even contain little flecks of silver from the lids. There's a washing machine, Meile dishwasher, gas hob, oven and pull-out pantry shelving. The shower room has been made almost entirely from Corian, and the washbasin and splashback are made from it too. Both also boast Vola and MGS fittings. The boat has a fully integrated Nest system with intelligent security cameras, fire and monoxide detection and remote heating control – so you can get the boat warmed up ahead of your visit.

The boat itself

The boat is a brand new 60ft x 12ft widebeam canal boat. It has a fully insulated hull, double glazing and underfloor heating – ensuring the boat stays warm, even in the depths of winter. A brand new Canaline diesel engine (300l) and an electric bow thruster (with steering assist) mean that you have all you need to get moving, should you wish to. There's a 500 litre water storage tank and ultra-efficient solar panels. The boat can run 100% off grid if required.

Located in the heart of London – or somewhere else entirely

Dusky Parakeet is currently moored on a prime mooring at St. Katharine Docks, but of course is free to move, too. St. Kats is central London's only marina and was renovated in 2017. It offers a beautiful, tranquil space right next door to Tower Bridge. There are 185 berths – creating a real sense of community for residents, both permanent and temporary, as well as fantastic facilities, year-round events and a wealth of restaurants and bars. There is a mail room with a porter and 24-hour security. Staff on the Docks are friendly, knowledgeable and helpful – useful if this is your first boat purchase. It is easily



accessible for many different transport facilities, including a short walk to Tower Hill, Bank and Liverpool Street stations. The riverboat service runs directly from the Docks and can take you to Canary Wharf in only nine minutes.

The technicalities of owning a boat

The boat comes with an RCD certificate which means it passes all the current safety and design tests that apply to boats. In practical terms this certificate means the boat does not need a survey and ensures the quality of the work. Fuel comes from a mobile fuel barge which will refill the boat (all arranged by phone). And it has a Cinderella gas incinerating loo – meaning you don't have to wait for waste disposal to empty your septic tank, all the waste is burnt instead – an easier, cleaner, fresher way of handling waste. The mooring charges at St Kats are approximately £15,750* per year (including VAT) and that includes water and council tax.

*Please note: we are only selling this vessel and not the mooring. The rental of the mooring is by separate negotiation with the marina or mooring management, all prospective buyers should make their own enquiries with them directly to understand the ongoing costs and mooring fees payable by a new owner. Any mooring fees given here or verbally are approximate and intended as a guide only. Anyone purchasing the boat will have to pay a transfer fee to SKD Marina.

LEASE LENGTH

n/a

SERVICE CHARGE

n/a

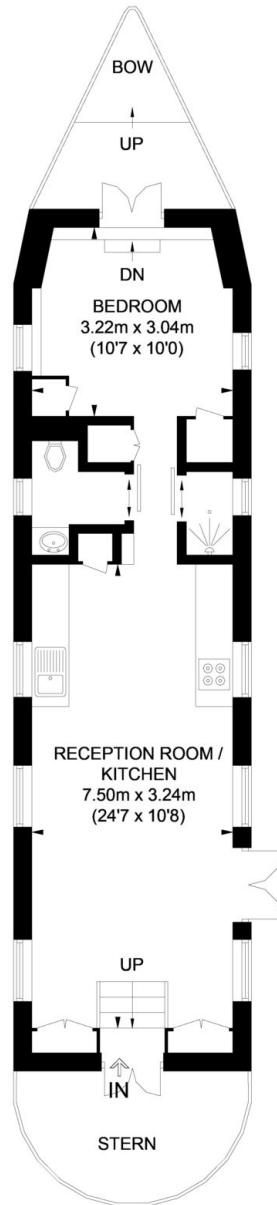
EPC

=tbc



DUSKY PARAKEET

APPROXIMATE GROSS INTERNAL AREA
470 SQ. FT. (43.7 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.