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ANNY]

£250,000

General.

Builder: Versluis

Type: Luxemotor style Dutch Barge

Fitted: Not known

Year: c.1924

Length: 72ft (22.2m)

Beam: 13ft 6ins (4.1m) *Draught:* 2ft 9ins (0.9m)

Lying: Kensal Green on a fully residential berth

BW no: 60280

CIN No: N/A

BSC to: New BSC to be issued

History

The vessel was purchased through ourselves by the current owner in 2001. At that point a hull survey was carried out and no overplating was required.

Hull & Exterior.

Material / build: Riveted iron/steel. Thicknesses: 6 / 4mm



Exterior: Black bitumen painted hull to rubbing band. Cream from rubbing band to side decks. Side decks in old fashioned red. Superstructure in cream with black band running the length of the superstructure.

Windows: Opening solid brass port lights with glazed wheelhouse with part top opening windows.

Forward well: Luxemotor style bow. Manual anchor winch with hawsepipe through deck and admiralty style anchor. Elevated mooring bits to port and starboard. Against the forward bulkhead are two 13kg gas bottles. Access to forepeak and further hatch providing escape route from inside accommodation.

Roof: Flue for solid fuel stove. Four ventilators. Four large skylights. The wheelhouse is in steel to half height and is then of folding timber construction, fully glazed, with doors to port and starboard.

Aft deck: The aft deck effectively comprises the raised superstructure of the aft cabin with decorative rail around. Skylight over aft cabin.

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Mechanical & Electrical.

Engine: General Motors 371 3cylinder 90hp diesel Gearbox: Manual
Last service: Not known Control: Throttle & gear lever, separate
Cooling: Indirect raw water Calorifier feed: No
Bowthruster: No

Quick Release Weed hatch: No Stern gland greaser: Manual
Bilge pump: Manual whale bilge pump with additional engine driven pump

Batteries: 12v Domestic: 1 Engine: 1
240v: Yes Inverter: No Charger: No
Generator: No

Instrument panel: Comprises key start, voltmeter and ammeter.

Interior.

Lining - floor to gunwale: Matt terracotta painted panelling.

Lining - gunwale to ceiling: Matt white painted panelling.

Lining - ceiling: As above.

Bulkheads: Matt terracotta painted panelling.

Curtains: None.

Flooring: Combination of timber laminate and beige carpeting.

Lighting: Mainly 240v.

Cabin heating Kabola B8 diesel fired stove supplying hot water for radiators and hot water. Additional solid fuel stove in saloon.

Insulation: Spray foam and rockwool.

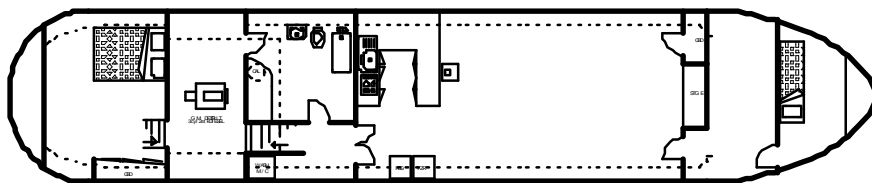
Water heating Calorifier from Kabola diesel.

Water system: Pressurised.

Headroom: 6ft 10ins (6ft 4ins to underside of decorative cross beams).

ACCOMMODATION (From aft)

Cabin Arrangement: Aft double cabin / Wheelhouse / Bathroom / Galley / Saloon /
Sleeping Cabin 2 / Sleeping Cabin 3.



Berth arrangement: Potential 7 berths: 2 x separate double cabins, 1 x single cabin and additional convertible double in saloon.

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Cabin 1: Aft Double Cabin. Ladder style steps lead down from the wheelhouse into the aft cabin which is finished in pale yellow panelling. The double bed to port measures 6ft 6ins x 4ft 3ins and is located against the forward bulkhead. To starboard at the aft end is a full height double fronted wardrobe with hanging rail and shelf. Further under gunwale storage space with drawers, cupboards and glass display section. Small radiator on bulkhead. Steps up to:



Cabin 2: Wheelhouse (which is located over the engine room). The helm position with large steering wheel is located centrally. Ahead of this against the forward bulkhead is a shallow seating unit with foam cushions and against the aft end is a further single seat and storage unit with cupboards. From the wheelhouse stairs lead down to the main accommodation into the passageway leading forward. Adjacent to the stairs is a Whirlpool 240v automatic washing machine. Door from the corridor to port leads into:



Cabin 3: Bathroom. Freestanding antique style bath with chrome antique style taps and hand held shower attachment. Pedestal hand basin in white china. Portapotti 365 chemical toilet with additional 'flush' toilet. There is a holding tank fitted but connections to the tank are not made. The corridor continues forward to double doors into:

Cabin 4: Galley. The galley is 'U' shaped and to port. Textured cream rolltop work surface over pale blue timber trimmed cupboards and drawers below. Against the aft bulkhead is an Optimus 4 burner hob inset into the work top with grill and oven below in brown finish. Inset stainless steel sink and drainer unit. Section of open storage below gunwale and dividing the galley from the saloon is a further section of work surface with cupboards and storage. Raised back piece and shelves for small items. Opposite the galley unhoused but under gunwale is an Electrolux freezer and matching refrigerator. The galley is effectively open plan to:



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Cabin 5: Saloon. The saloon is designed to take freestanding furniture and this currently comprises three seater sofa which converts to a double berth, small drop leaf table and single chair. The solid fuel stove is mounted on a stone hearth. Under gunwale open shelving units extend the full length of the saloon to port. Similar matching shelving units running the full length of the saloon

under gunwale to starboard. Inset into the forward bulkhead is a unit with drawer and open storage at low level and drop down hatch to mid level designed to take television/sound equipment if required. To the port hand side of this unit is a $\frac{3}{4}$ height cupboard unit currently housing a four drawer filing cabinet. Matching $\frac{3}{4}$ height door to starboard leads forward into corridor with door off to:

Sleeping Cabin 2: This cabin is unfurnished and can take a double bed. It has full height standing room over the latter half with the forward half of the cabin having restricted headroom, being below the foredeck. The corridor continues forward through door in forward bulkhead into:



Sleeping Cabin 3: This is within the forepeak area of the vessel and has been fully lined in matt pale pink painted tongue & groove. It is fitted with a single bed with interior sprung mattress measuring 6ft 3ins x 3ft.

This boat has not been cleared and personal possessions will be removed prior to sale./ This boat has been cleared and will be sold as seen and where lying.

BERTHL

The vessel is located on a fully residential berth at Kensal Green with transferability of the berth assured by British Waterways. Facilities to the berth include water, 240v electricity and telephone connection. Coal and gas delivery locally. Parking available locally with residential parking permit. Council tax is payable. Alongside the berth is a shallow section of garden with timber constructed low level storage facility.

GENERAL

Sale type: Private

Viewing: By appointment

PLEASE NOTE

These details are believed to be correct but cannot be guaranteed. They are based on information provided by the current owner(s) and observation.

Prospective purchasers are strongly advised to have an independent survey carried out to satisfy themselves as to the condition of the vessel, its inventory, and the information contained herein.

These details are not intended to, and do not, form any part of any current or future contract.

In this transaction we are acting as Brokers only. All sales subject to contract.

No guarantee is given or implied as to the condition or legal title.

No appliances or systems have been tested.

All measurements stated are approximate.