



 Absolute Homes

De Nijverheid, Benbow Way Uxbridge UB8

Description:

We are delighted to be offering for sale this newly refurbished wide beam Dutch Barge measuring 62ft long and 11 ft wide located on an idyllic part of the Grand Union Canal having a mooring agreement granted by the Canal and River Trust (currently £388.84 pm). The vessel itself has been the subject of extensive renovation works creating a large living and combined kitchen with a double aspect and butterfly hatch sky light, making for a bright space. From the lounge is access to the bathroom with standard bath, the double bedroom also has a double aspect and leads through to a room suitable for office space or a dining area. From here are steps leading up to the wheel house.

The engine room housing the lister 3 cylinder engine is assessed from an exterior hatch with ladder into the room.

The exterior of the vessel has been painted in a traditional style two tone colour scheme with the gunwale giving access all around the vessel for maintenance and general ease of access. There is a collapsible wheel house for ease of cruising should this be required.

The last out of water survey was conducted in 2021 and the current boat safety certificate runs until 2026





As part of the purchase is a well screened garden plot backing onto Cowley Lake and nature reserve. There are a number of outbuildings including a workshop, summer house, store and garden shed all with power. Within the grounds is a sited caravan and awning that is optional to come with this sale. Unlike a number of the moorings here, there is vehicular access and parking for this garden plot.

The motorway networks of the M4 and M40 are easily accessed as are the Elizabeth Tube Line and British Rail services serving London.

There is no onward chain and early viewing is highly recommended.



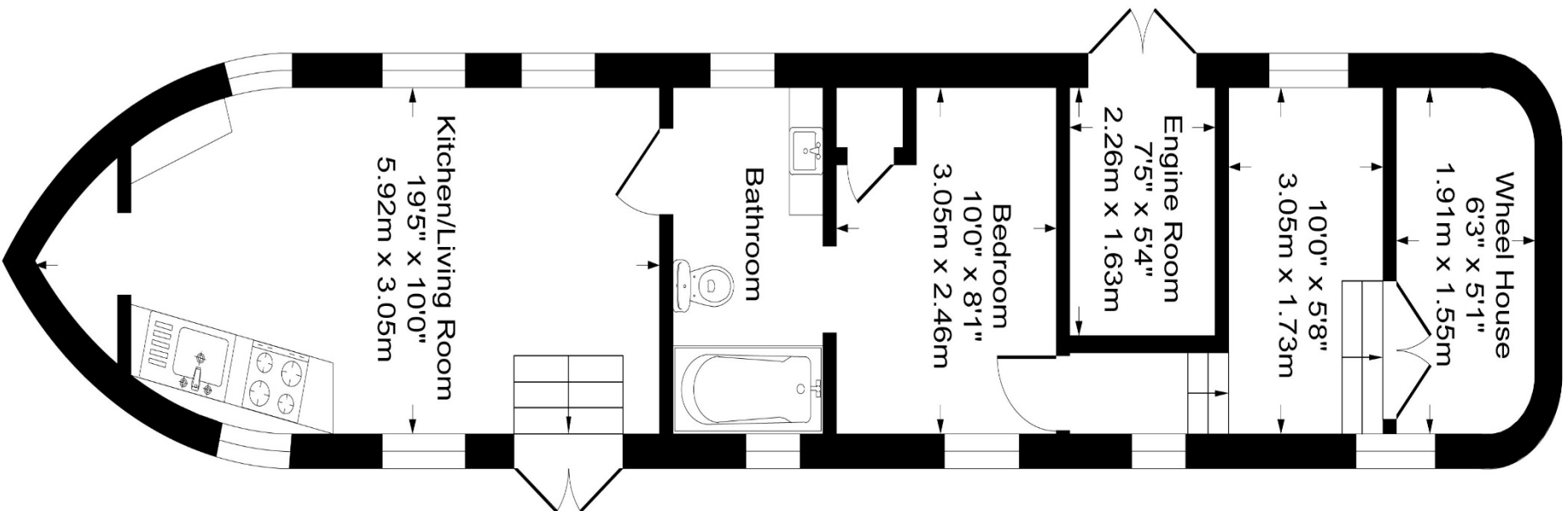


INFORMATION

TENURE:	Mooring is Leasehold via Canal and River Trust, garden plot land is Freehold .
COUNCIL TAX:	A
COUNCIL:	Hillingdon Borough Council
EPC:	Exempt
PRICE:	£275,000



**Approximate Gross Internal Area
466 sq ft - 43 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

