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## SCARLET

**£79,500**

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### General.

*Builder:* Pinder *Type:* Traditional Stern  
*Fitted:* Partially owner *Year:* 80's  
*Length:* 50ft (15m) *Beam:* 7ft (2.13m) *Draught:* c2ft (0.6m)  
*Lying:* Lisson Grove, Central London  
*CRT no:* 74295 *CIN No:* N/A *BSC to:* 02/2019

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### History

This vessel was last out of the water in November 2017 at which time the hull was blacked, new anodes were fitted and a survey was carried out, (this is available for viewing).

The boat is located on a permanent Pied-de-terre mooring in Lisson Grove, Central London. This is an extremely rare opportunity to enjoy a transferable mooring in London with all the facilities of the city. The mooring has electric supply and water points. There is also a facility for telephone line. This vessel could be changed at its present mooring for a larger boat.

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### Hull & Exterior.

*Material / build:* All steel. Thicknesses: 6 – 5 - 4mm



*Exterior:* Black bitumen painted hull to rubbing band. Black from rubbing band through side decks, with non slip finish to side decks. Blue cabin sides with cream coach line, red panels at the stern with name sign written. Red roof.

*Windows:* To starboard, 4 Anodised aluminium top hopper opening and 2 portholes. To port, 3 Anodised aluminium top hopper opening and 2 portholes. Opening side doors to both sides located in the galley.

*Forward well:* Rope fender. Steel cants. 'T' stud. Gas locker containing 1 x 13kg gas bottles (space to take 2). Self draining steel well deck with inspection hatch to integral water tank below. Step / timber top benches to each

side. Two central varnished timber stable style doors to accommodation.

*Roof:* Sliding hatch over access aft. Two hatches for side doors, 3 mushroom vents, flue for stove, pole and plank holder housing the pole.

*Aft deck:* Rope fender, 2 mooring dollies, steel cants, diesel filler. Tiller steering. Self draining deck. Two central timber lined steel doors to accommodation.

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### **Mechanical & Electrical.**

*Engine:* Bukh 22hp      *Gearbox:* ZF      *Cooling:* Skin tank  
*Calorifier feed:* Yes      *Hours:* 1086  
*Bowthruster:* No  
*Weed hatch:* Quick release      *Stern gland greaser:* Remote  
*Bilge pump:* 12v  
*Batteries:* 12v      *Domestic:* 8      *Engine:* 1  
*240v:* Yes      *Inverter/Charger:* Victron Combi 1300w 70amps      *Generator:* No

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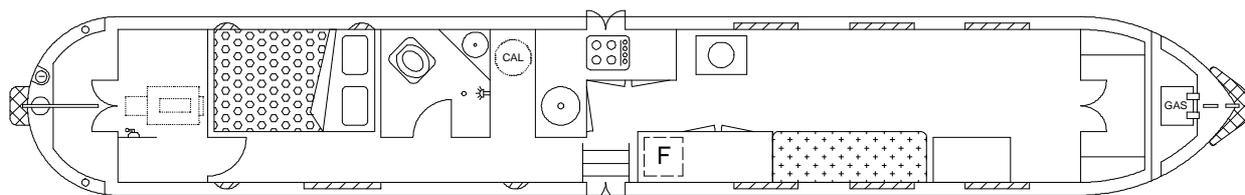
### **Interior.**

*Lining - floor to gunwale:* White painted panelling  
*Lining - gunwale to ceiling:* As above  
*Lining - ceiling:* As above  
*Bulkheads:* As above  
*Flooring:* Blue painted panelling and vinyl in saloon.  
*Lighting:* Mixed halogen and LED  
*Cabin heating:* Diesel Stove  
*Insulation:* Spray foam  
*Water heating:* 240v immersion, engine and back boiler from the stove.  
*Headroom:* 6ft 3in.

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### **ACCOMMODATION** (From aft)

*Cabin Arrangement:* Double Cabin, Bathroom, Galley, Saloon.



*Berth arrangement:* 3 - fixed double in own cabin plus convertible single in saloon.

*Double Cabin:* Door at the aft end to starboard from engine bay into cabin. The double bed is lengthways to port with futon mattress c.6ft3in x 4ft. Open storage below. To starboard is a mounted shelf unit. Passageway continues forward with electric radiator into ...



*Bathroom:* This is currently designed as a wet room, the shower head is located on the forward bulkhead and there is a sink at the forward end to port, at the aft end is a chemical toilet. The Passageway continues forward into ...



*Galley:* This has been refurbished recently with solid wood work surfaces and off-white storage units below. At the aft end in a round inset single bowl stainless steel sink with mixer tap. Further to port is a Thetford inset 4 gas hob burner. To starboard is another section of work surface with an Electrolux 3 way fridge below and a small portable oven grill above. Open plan into...

*Saloon:* Fitted sofa to starboard that can be used as a single berth. Diesel stove to port at the aft end. At the forward end is a free-standing table with chairs.



This boat has been cleared and will be sold as viewed.

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## **GENERAL**

*Berth transferable:* Permanent Pied-de-terre berth by arrangement

*Berth fees:* £4651.44 (inc VAT) annually.

*Sale type:* Private

*VAT status:* The VAT status of this vessel is not known.

*Viewing:* By Appointment.

*Other sale considerations:* The Stove regulator need cleaning/servicing.

Lisson Grove is a charming, well established mooring site - one of the largest managed by the Canal & River Trust in London. Well located for local amenities and public transport, Lisson Grove is also within easy walking distance of Lords Cricket Ground, Camden Lock Market and the large greenspace of Regent's Park.

### **Nearest Station**

Warwick Avenue Underground (Bakerloo) / St John's Wood Underground (Jubilee)

16amp Electricity is provided to each berth by Smart Meters where electricity is purchased via an online account. Also provided are water and at most berths a phone line (for which the berth holder arranges connection with a telecoms provider). Refuse, elsan and pump out are available at the nearby Little Venice facilities, approximately 20 minutes' walk from the moorings.

There is also a facility boat that navigates the canal supplying coal, gas and diesel. The mooring site is gated and is locked overnight to restrict access to permit holders only.

This is a fully permanent and transferable Pied-de-terre mooring in Central London.

**PLEASE NOTE**

*In this case we are acting as Brokers only.*

*Whilst every care has been taken in their preparation, the correctness of these particulars is not guaranteed.*

*The particulars are intended only as a guide and they do not constitute a term of any contract.*

*A prospective buyer is strongly advised to check the particulars and where appropriate at his own expense to employ a qualified Marine Surveyor to carry out a survey and / or to have an engine trial conducted which if conducted by us shall not imply any liability for such engine on our part.*

*The Vendor is not selling in the course of a business.*

*The VAT status of the vessel is not known, unless otherwise stated.*

*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.*

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