

## It's Enough

**£45,000**

### General.

<b>Builder</b>	Evans & Sons	<b>Type</b>	Cruiser Stern
<b>Fitted</b>	By current owner	<b>Year</b>	1999
<b>Length</b>	42ft (12.80m)	<b>Beam</b>	6ft 10in (2.1m)
<b>CRT</b>	502439	<b>HIN</b>	N/A
<b>BSC</b>	19/01/2029	<b>Lying</b>	High Line Yachting, Northolt

### History

This narrowboat has been fully refitted, complete with a highly sought-after residential mooring in the heart of West London. This spacious and modern floating home offers a unique blend of convenience, comfort, and character, ideal for those seeking a peaceful waterside lifestyle.

This narrowboat has been thoughtfully refurbished to create a contemporary, stylish living space with high-quality finishes throughout.

A cleverly designed layout offers abundant storage, spacious walk-through bathroom provides added comfort and convenience.

Private Garden Access: Step out from your boat and enjoy a private, tranquil garden area, perfect for relaxing or entertaining.

This vessel has been with the current owner since December 2020, this is when the last survey was carried out. Last out of the water for blacking in 2021.



## Hull & Exterior

*Material / build:* All steel.

**Thicknesses: 10 – 6 – 4mm**

<b>Type of Windows</b>	Top hopper opening
<b>Side Doors</b>	N/A
<b>Hatches / Skylights</b>	N/A
<b>Fenders</b>	<b>Bow:</b> Rope <b>Stern:</b> Rope
<b>Gas Locker / Bottles</b>	<b>Bow:</b> Yes <b>Stern:</b> No      n° 2x13kg
<b>Roof Vents</b>	Mushroom vents
<b>Tunnel Light</b>	Yes
<b>Horn</b>	Yes

---

## Mechanical & Electrical

<b>Engine</b>	Beta Marine 32hp	<b>Last Service:</b> 2022
<b>Gearbox</b>	PRM	
<b>Cooling</b>	Skin Tank	
<b>Calorifier feed</b>	Yes	
<b>Bow thruster</b>	No	
<b>Weed Hatch</b>	Quick release	
<b>Batteries</b>	<b>Domestic:</b> 3 <b>Engine:</b> 1	
<b>Stern Gland</b>	Remote	
<b>Inverter</b>	Victron Multiplus 3000w	
<b>Charger</b>	Victron Multiplus 120amp	
<b>Solar Panels</b>	No	
<b>240v</b>	Yes	

## ACCOMMODATION

<b>Cabin arrangement (from aft)</b> Galley, Bathroom, Cabin, Saloon			
<b>Berths: 2 – double in own cabin</b>			
<b>Headroom</b>	6ft 6in	<b>Flooring</b>	Laminate
<b>Insulation</b>	Rockwool	<b>Washing Machine</b>	Hotpoint
<b>Lights</b>	LED	<b>Hob / Cooker/ Oven</b>	Statesman free standing 4 gas hob with grill and oven

<b>Shower / Bath</b>	Step in shower	<b>Fridge / Freezer</b>	Lec 12v Fridge with freezer compartment
<b>Toilet</b>	Cassette		
<b>Cabin Heating</b>	Solid fuel stove		
<b>Water Heating</b>	Engine and 240v immersion		

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

---

### **GENERAL**

*Berth transferable:* Possible residential berth by arrangement

*Sale type:* Private

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

*Viewing:* High Line Yachting, Northolt. By appointment.

*Other sale considerations:*

---

### **MOORING**

The residential mooring is located at the High Line Yachting boatyard, Northolt, on the Paddington Arm of the Grand Union. The mooring is amongst a community of other residential boats. Parking is available in the boatyard with a security gate into the yard. A 'key' to the gate, toilet block etc. is available on a deposit. The moorings are double moored, one residential boat with a cruising boat alongside. This does not apply to wide beams.

Facilities offered include 240v electricity connection (charged by meter reading) and water point. Provision for a BT telephone connection (subject to the BT connection charge if applicable). Pump out/chemical toilet emptying facilities. Diesel, gas and coal are available in the boatyard. Gas and coal deliveries Tuesday and Saturday afternoons. Northolt boatyard is open and staffed on Tuesdays, Thursdays and Saturdays. Toilet and shower block (showers are token operated) with washing machine and tumble dryer (token operated). Incoming post facilities.

Please see HLY website [www.high-line.co.uk](http://www.high-line.co.uk) for full details of the boatyard.

The current mooring rates are as follows:

Paid annually : £84.25 per ft annum

Alternatively this could become:

Paid six monthly : £44.45 per ft half year

Paid monthly : £7.80 per ft month payable by direct debit

A payment of six months' mooring fees in advance will be required as the first payment. A residential licence payable to British Waterways Board is required. High Line Yachting reserve the right to refuse the transfer of the mooring. Council tax is payable.

Northolt Underground Station which is on the Central Line is within ten minutes walk. The A40 is within five minutes drive.

**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.***

© Virginia Curren Marine 2025

*Accredited members of*

