

Bird Song*[DRAFT]*

£119,000

General.

Builder	Liverpool Boats	Type	Cruiser Stern
Fitted	Liverpool Boats	Year	2001
Length	60ft (18.28m)	Beam	6ft 10in (2.1m)
CRT	508297	HIN	GB-LBC00898F001
BSC	29/06/2029	Lying	Ice Wharf Marina London



History

A Rare Urban Sanctuary - Ice Wharf Marina, London. Residential Mooring.

The narrowboat Bird Song is fully operational and would serve as an ideal central London home/pied-à-terre and a means to explore the wonderful waterways of London and beyond. Ice Wharf Marina is nestled within the secluded Battlebridge Basin on the Regent's Canal, this mooring is a genuine "oasis of calm" hidden in the vibrant heart of the city. As well as providing a home for boaters and residents of the surrounding flats, the basin also hosts a wide variety of

bird, animal, fish, and plant life. You are only a five-minute stroll from the global connectivity of King’s Cross Station and St Pancras International, as well as world-class dining and shopping at Coal Drops Yard. This secure residential mooring includes communal recreation space, gardens, and shower/laundry/pump-out facilities.

Sold by the fourth owners, she has been exceptionally well maintained and thoughtfully cared for. Featuring a desirable reverse layout, the boat offers ample storage throughout, along with a spacious double-height saloon that creates a bright and airy living space. An additional office area provides the perfect setup for those seeking a peaceful and comfortable work-from-home environment.

The boat was last out of the water in March 2026 for hull blacking, new anodes and hull survey.

Hull & Exterior

Material / build: All steel.

Thicknesses: 10 – 6 – 4mm



Type of Windows	Top hopper opening
Side Doors	In galley
Hatches / Skylights	N/A
Fenders	Bow: Rope Stern: Rope
Gas Locker / Bottles	Stern: Yes n° 2x13kg
Roof Vents	Mushroom vents
Tunnel Light	Yes
Horn	Yes

Mechanical & Electrical

Engine	Beta BV1903 43hp Last Service: July 2024
Gearbox	PRM 150
Cooling	Skin Tank
Calorifier feed	Yes
Bow thruster	N/A
Weed Hatch	Quick release
Batteries	Domestic: 3 Engine: 1
Stern Gland	Remote
Inverter	Victron 1000w
Charger	Victron 50amp and solar
Solar Panels	2 flat panels
240v	Yes

ACCOMMODATION

Cabin arrangement (from aft) Reverse layout Saloon, Galley, Bathroom, Office, Cabin			
Berths: 2 fixed double in cabin			
Headroom	6ft 7in	Flooring	Laminate
Insulation	Spray foam	Washing Machine / Dryer	Hoover WDM 125
Lights	LED and Halogen	Hob / Cooker/ Oven	Vanette inset 4 gas hob inset to work top. Tower unit Vanette oven and grill.
Shower / Bath	Step in shower	Fridge / Freezer	Shoreline
Toilet	Tecma Pump out		
Cabin Heating	Webasto diesel central heating and solid fuel stove		
Water Heating	Engine and 240v immersion		

This boat has not been cleared and personal possessions will be removed prior to sale.

GENERAL

Berth transferable: Residential berth by arrangement

Berth fees: £15,654.47 per annum

Council Tax: £1341.21 per annum paid to Islington Council

Sale type: Private

VAT status: The VAT status of this vessel is paid

Viewing: By appointment

Other sale considerations:

Named after the former incarnation of the neighbouring Canal Museum as an ice house in the latter part of the 19th Century, Ice Wharf is in the calm setting of Battlebridge Basin belying its central location in the heart of the City.

Offering 25 residential berths on floating pontoons, this premium site is very well located for transport links from Kings Cross, a short walk away, as well as the amenities of nearby Islington and Camden.

Each berth is provided with an electricity supply, water point and telecoms connection. Refuse provision is within the mooring site. The pump out facility is on the main pontoon. Facilities at the adjacent Battlebridge Moorings, including showers, toilets, laundry and elsan, are available for residents use during daytime hours. Customers must provide their own suitable connections for services. Use of the phone line is to be arranged by the customer with a telecoms provider. Electricity supply is via smart meters using an online pre-payment system. There is no dedicated car parking so moorers must make their own arrangements.

SITE FACILITIES

- Water
- Electricity
- Laundry
- Pump Out
- Refuse Disposal
- Toilets
- Postal address

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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