

# THE MODERN HOUSE



*London E14  
Sold*

## Poplar Dock Marina

Located within the Poplar Dock Marina, this elegantly refurbished houseboat offers two bedrooms and two bathrooms in a great setting in this gated marina community amongst the city.

Recently converted for domestic use, the boat was originally a working barge. Living accommodation now measures approximately 812 sqft and includes a large open-plan reception/dining area, modern galley kitchen, and a master bedroom with en-suite bathroom, snug and desk area. There is also a characterful twin room that is accessed via the engine room.

Bespoke joinery has been used throughout the contemporary design, whilst retaining some fascinating elements of the boat's history. Much of the original woodwork, particularly in the second bedroom (or 'bunk room'), has been carefully restored. The living space houses the original Goodin wood burner, which was salvaged during the restoration.

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The wheelhouse, which has also been fully restored, has 360-degree glazing and opens onto a large decked terrace that has views of the surrounding marina and nearby Canary Wharf.

The boat is a traditional Humber Keel. Built in 1924 by Dunstons of Humberside, the barge would have originally been used for working in shallow waters along the Humber, transporting inland and onshore cargo such as steel and coal. As the transportation of goods evolved, there became less need for vessels like these. Beecliffe has changed hands several times as a houseboat, including a short period moored along the banks of the Seine in Paris during the 1960s.

Poplar Dock Marina is a well-established and incredibly sedate community of houseboats within sight of Canary Wharf, where a wide range of restaurants, cafes and increasingly popular shopping facilities are located.

Local transport includes DLR services into The City (Tower Hill) via Blackwall station, River Bus services east towards Greenwich and west to Vauxhall/Nine Elms Lane via The City.

Permanent residential mooring fee: approx. £993 monthly



*East London, London*  
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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.