



East Smithfield, E1W

£3,000,000

Dexters



## East Smithfield, St. Katherine's Docks, E1W

Matrix Island was originally a 1920's, steel construction, coal barge on the River Seine. One of the River Thames most luxurious house boats it has in excess of 5,000 sqft.

Converted originally by a French Film producer and occupying the largest mooring at St Katherine's Dock and its own private access ramp. To the stern is a recently constructed office with views of Tower Bridge and to the front is a 50' fore deck with a retractable glass enclosure.

On the top floor is a vast open plan space with the kitchen/dining room and living room separated by the impressive staircase and void down to the lower deck. From the kitchen is access to the fore deck or when the retractable cover is extended winter garden.

On the lower deck are five double bedrooms, four bathrooms, walk in wardrobe, utility room and maintenance room. The staircase down to the lower deck leads into the family room centred around the hanging fireplace. There is access from here out to a jet ski/tender platform.

Finished to a very high standard this modern vessel has a Art Deco twist the private pontoon mooring is rented with any agreement via parallel negotiation with the Marina. All residents have access to the Marina's facilities.

### Features

OIEO £3,000,000  
 Five Double Bedrooms  
 Four Bathrooms  
 50ft Foredeck  
 Winter Garden Enclosure  
 Rented Pontoon Mooring  
 5,000 Square Feet





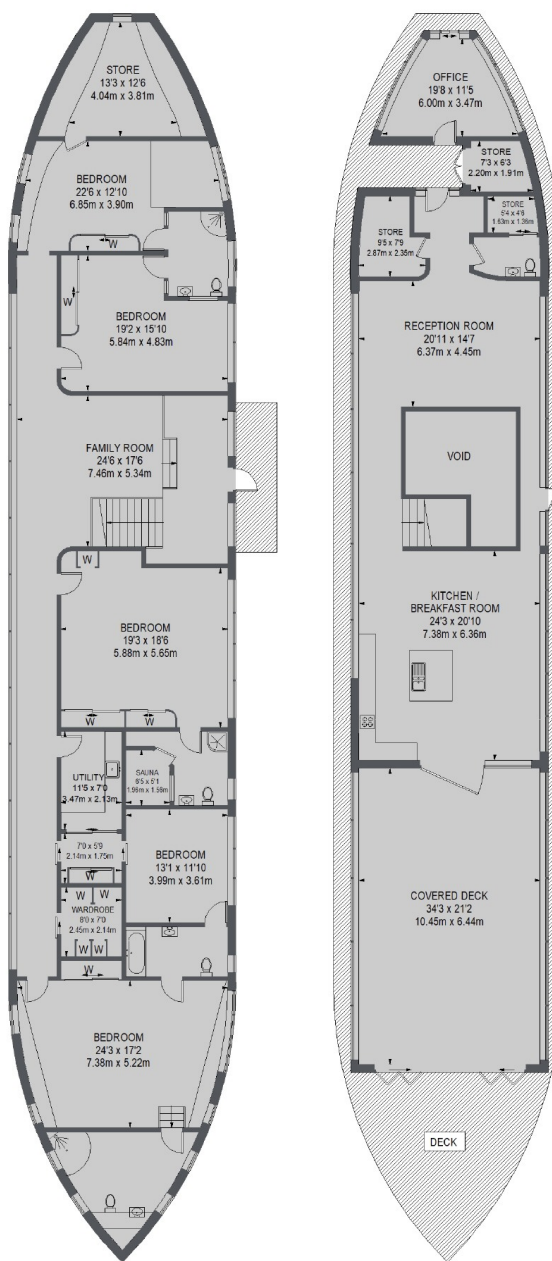








# East Smithfield, St. Katherines Docks, E1W



LOWER DECK

UPPER DECK

TOTAL APPROX. FLOOR AREA  
(EXCLUDING VOID)  
4487 SQ. FT. (416.84 SQ. M.)  
COVERED DECK = 731 SQ. FT. (67.95 SQ. M.)

**Dexters**

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Sales  
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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

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