



THE GREENWICH 70 WIDEBEAM

21.3m long x 3.75m wide – 2 Bedrooms

This is our classic spec for the beautiful Greenwich Widebeam, but you can customise your space to make it entirely your own. Please speak to a member of our team for more details.

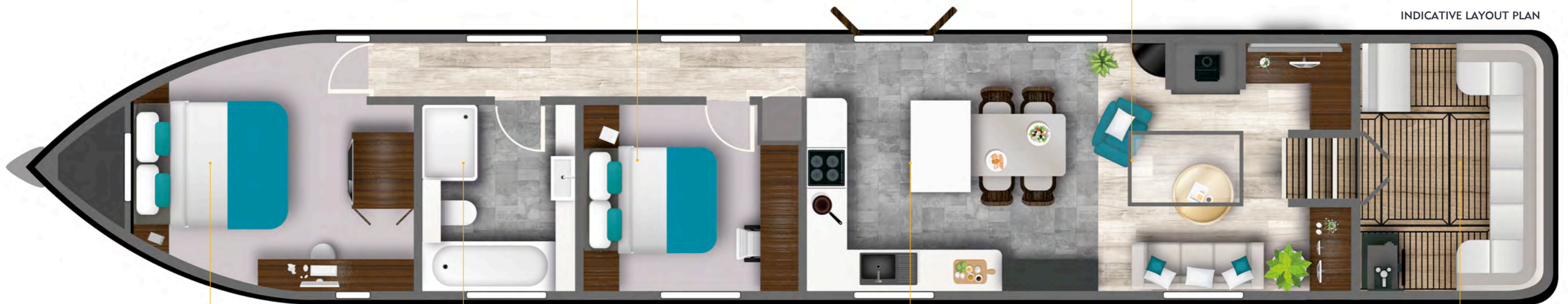
THE GUEST BEDROOM

Queen-size bed with storage
Fully upholstered feature wall with discreet ambient lighting
2 large, full-height wardrobes
Full-height, lit shelving
Large oak mirror with lighting

THE LIVING AREA

Generous central skylight allows light to pour in
Luxurious carpet with deep underlay or hardwood flooring option
Attractive diesel solid fuel cast iron or electric letter-box style stove
Backlit 42" wall-mounted TV
Wraparound storage units with under-lit shelving

INDICATIVE LAYOUT PLAN



THE MASTER BEDROOM

King-size bed with ample storage
Fully upholstered feature wall above the bed
Wall mounted backlit LED TV
Generous picture window
Contemporary dresser unit
2 deep, full-height mirrored wardrobes with interior lighting option
Full-height, lit shelving
2 reading lights
USB sockets

THE BATHROOM

Full-size bath with centrally mounted black mixer taps
Quartz slab vanity units
1200 x 800mm shower tray set in black framed shower enclosure
Underfloor heating with laminate flooring or Italian designer tile option
Sleek black storage and shelving
Large illuminated mirror
Heated towel rail

THE KITCHEN

High-spec L-shape fitted kitchen with impressive central island
Generous storage with soft-close doors and copper handles
Quartz worktops and splashback
Underslung sink with black designer tap
Integrated appliances: fridge, freezer, dishwasher, washing machine, twin oven, 4-burner gas hob, microwave and wine fridge
Dining table for 4, set-down from the island with quartz 'waterfall' feature
Greyled oak laminate flooring or slate-effect Italian designer tile floor option
Designer lantern pendant light option
Full height larder unit option

THE STERN

Safe enclosed space with square or round stern
Discreet, practical storage
Wraparound seating with removable cushions
Fully collapsible rain or sun cover
Optional extras:

- Removable dining table
- Durable, teak-effect, yacht-style decking option

DIMENSIONS

Total length	21.3m
Beam	3.75m
Draft	0.7m

CAPACITY

Fuel tank	Approx. 350 litres
Water tank	690 litres – stainless steel
Waste tank	550 litres
Calorifier (water heater)	75 litres
Gas cylinders	13kgs
Window	7 x 0.91m, plus 1 x 0.84m above bed. Double glazed option
Portholes	2 x 0.35m, double glazed option
Steel specification	Baseplate thickness 10mm / hull 6mm / cabin 5mm / roof 4mm
Rubbing strakes	3 on bow (with one running full length of the boat)
Style	Square Eurocruiser style or round stern with wrap-around seating
Gas locker	Located at bow
Decks	All self-draining
Weed hatch	Quick release
Ballast	Fully ballasted (customer to install trim ballast)
Fender eyes	Black, recessed in hull sides
Pole and plank rack	Fitted to roof

DISPLACEMENT

Tanks empty	30,000kgs (no provisions or personal equipment on board)
Tanks full	31,748kgs
Maximum people	8 people @ 75kg each
Maximum load	1200kgs

POWER

Fuel	Canaline diesel inboard with shaft
Max rated power	60 horsepower (option for larger 70hp engine if required)
Model	Canaline 60
Gearbox	PRM 250

Reduction	2:1
Engine alternator	50amp
Domestic alternator	175amp
Propeller	0.48m x 0.33m right-hand rotation
Propeller shaft	35mm
Stern gland	Vetus water lubricated

ELECTRICS & EQUIPMENT

Engine start	1 x 110 amp/hour lead acid cranking battery (110)
Domestic	4 x 110 amp/hour lead acid leisure batteries (440)
Bow thruster	Vetus 95kg/f - 2 x 110 amp/hour lead acid cranking batteries (220)
Inverter/charger	Sterling Pro Combi 2.5kw / 120a
Central heating	Webasto Thermo Top Evo 9kw - Electric underfloor heating in the bathroom
Bilge pump	RuleMate 500gph - fully automated bilge pump with integral sensor
Water pump	Vetus pressurised water system
Calorifier (water heater)	SureCal 75l horizontal twin coil
Shower pump	Whale Gulper 220 12v
Bath pump	Whale Gulper 220 12v
Toilet	Vetus 12v macerator
Hob	4-burner hob
Oven/grill	Integral oven and grill
Microwave	Integrated
Stove	Diesel or electric letter box style
Fridge/freezer	Separate CDA units
Wine cooler	Slimline
Galvanic isolator	Aquafax 16a
Anodes	4 x 2.5kg aluminium
Ventilation	5 x mushroom vents – 1 x extractor fan to mushroom vent in kitchen 4 x louvre vents (150mm x 150mm) in forward bulkhead and aft doors

AFTERCARE

Buying a luxury house boat is an exciting experience, but we recognise that most of our customers have probably never owned or lived on a boat, so we want to make sure you're really happy right from the start.

We'll spend as much time as you need on handover day showing you how everything works, from the electrics and heating, right down to how to use the shower. We'll even take you out for your maiden voyage, to run you through the handling of the boat, as well as all the essentials like how to moor up.

From there, if you ever have any questions at all, our friendly team is never more than an email or phone call away. We even have a dedicated engineering team on call for any maintenance or repairs – after all, even the best-built boats will need a service or new part every now and again.

We reserve the right to change items within this specification for equivalent products in the event of manufacture or supply issues.

THE WALKTHROUGH

THE STERN

Step aboard and you'll find yourself on the thoughtfully designed stern, an outside space that's perfect for relaxing and socialising, whether you're moored up or cruising. It features wraparound seating, with weather-resistant, removable cushions and four deck lights to create a warm, welcoming atmosphere as the sun settles for the evening.

It's an attractive, practical space, with integrated storage compartments and a lockable cabinet alongside the steering position. The deck itself is fitted with either a non-slip painted finish or Tek-Dek – a UV-stabilised, stain-resistant synthetic teak flooring with superb non-slip qualities that's usually fitted on luxury yachts. Finally, the whole stern area has options for a removable table and a retractable tonneau cover, providing shelter from the sun or rain.

THE LIVING AREA

You'll enter the boat's beautiful living area via three centrally positioned steps which also double as discreet integrated storage space. The elegant, open living area has been carefully designed with comfort and functionality in mind. It features attractive display shelving and cupboards crafted in rich hardwood and faux leather, and thanks to a generous double-glazed skylight, the whole space is filled with soft, natural light.

Contemporary wall-mounted radiators (or an option for low-level skirting radiators) run the entire length of the boat, while an attractive diesel stove or electric letterbox fire option, creates immediate warmth and a welcoming, cosy feel. We've added a 42" flat-screen backlit TV, mounted in a discreet recessed panel, and there's plenty of room to add your own handpicked freestanding furniture, creating a space that's all your own.

THE KITCHEN

Alongside the living area, in the same open-plan space, you'll find your modern L-shaped kitchen – a kitchen that's been beautifully designed to maximise space and offer a luxurious, high-spec finish.

We have a choice of lighting and finishes such as, style of handles, doors and quartz work surfaces to enable you to personalize this area.

Against the back wall, soft grey oak cabinets sit above a full quartz splash back and work surfaces. Below, elegant graphite-style cabinets feature copper handles and kick boards, contrast with greyed oak flooring.

There's a built-in oven and four-burner hob, or a range cooker option complete with extractor fan, and the underslung sink and draining board are neatly set into the smooth surface. We've added all the modern appliances you'd expect – including an integrated washing machine, fridge and freezer – and some you might not, like a sleek, slimline wine cooler.

A centrally located island lets you prep while you chat to guests, and features clever storage as well as an integrated high-spec microwave. The island runs into an oak dining table for four people, with options for stunning lantern-style feature lights above.

THE GUEST BEDROOM

Your attractive guest bedroom features a queen-size bed with ample storage beneath. It's positioned in the centre of the room, against a luxurious upholstered wall, in a choice of colours, complete with open shelving, set-in sockets and concealed downlights for a soft, soothing glow.

Opposite the bed, you'll find double and single mirrored wardrobes, together with a floor-to-ceiling shelving stack, with individual downlights on each shelf. We've also included a dresser or home-office area, as well as a large oak-framed mirror to give the room a light, airy feel. Plus full height broom cupboard off the corridor.

THE BATHROOM

Like the kitchen, the spacious bathroom is finished to the same high-spec as you'd expect in a premium apartment. It easily accommodates not only a full-sized bath, but a separate corner shower and a wash basin, finished with stylish black taps. We've included lighting above the basin set either side of a large feature mirror.

There's also a series of elegant cabinets and shelving units, giving you plenty of attractive storage space. We've added a sleek heated towel rail and, for a touch of boutique hotel luxury, we've set underfloor heating beneath beautiful greyed oak flooring. Options on cabinetry and flooring finish available, as well as shaver socket and window dressings.

THE MASTER BEDROOM

The luxurious master bedroom sits at the front of the boat in the spacious bow area and boasts a wonderful 82cm-wide window, with a wall-mounted reading light on either side.

At the heart of the room, the generous king-size bed features a luxurious upholstered headboard, as well as plenty of storage beneath. Opposite the bed, there's a back-to-back double wardrobe with backlit TV mounted on the front face. On the port side we've provided a dresser unit and vanity area with shelving above and there's also an oak frame full height mirror to give the room a light, airy feel.



WATERSPACE
LIVING

WATERSPACE DEVELOPMENTS LTD - Hanbury Wharf, Hanbury Road, Droitwich, Worcestershire WR9 7DU
020 8051 4520 / enquiries@waterspaceliving.co.uk / [@waterspaceliving](https://www.instagram.com/waterspaceliving) / [waterspaceliving.co.uk](https://www.waterspaceliving.co.uk)

Waterspace Developments Ltd. assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information in this specification. While we've made reasonable efforts to ensure the information is correct, the specification is designed specifically as a broad, indicative guide only and accuracy can't be guaranteed and no representation or warranty is made in that regard. This specification and the information contained in our brochure do not in any way constitute or form any part of a contract for sale, transfer or lease, nor does it constitute a representation or otherwise form the basis of a contract. Photos, computer-generated images, drawings and perspectives contained in this specification are indicative only. All sales remain subject to contract.