



Taggs Island, Hampton



Description:

We are delighted to present this exceptional floating home located on a private island in the middle of the river Thames. Individually designed and built approximately 10 years ago to a high specification and offers fabulous accommodation over two floors comprising an impressive open plan kitchen, living and dining room with stunning dual aspect views over the river and the beautifully landscaped private garden. There is a magnificent reception room located on the first floor with access onto a large balcony and boasting breath-taking views both up and down stream of the glorious river Thames. There are two double bedrooms both enjoying views and a luxury bathroom.



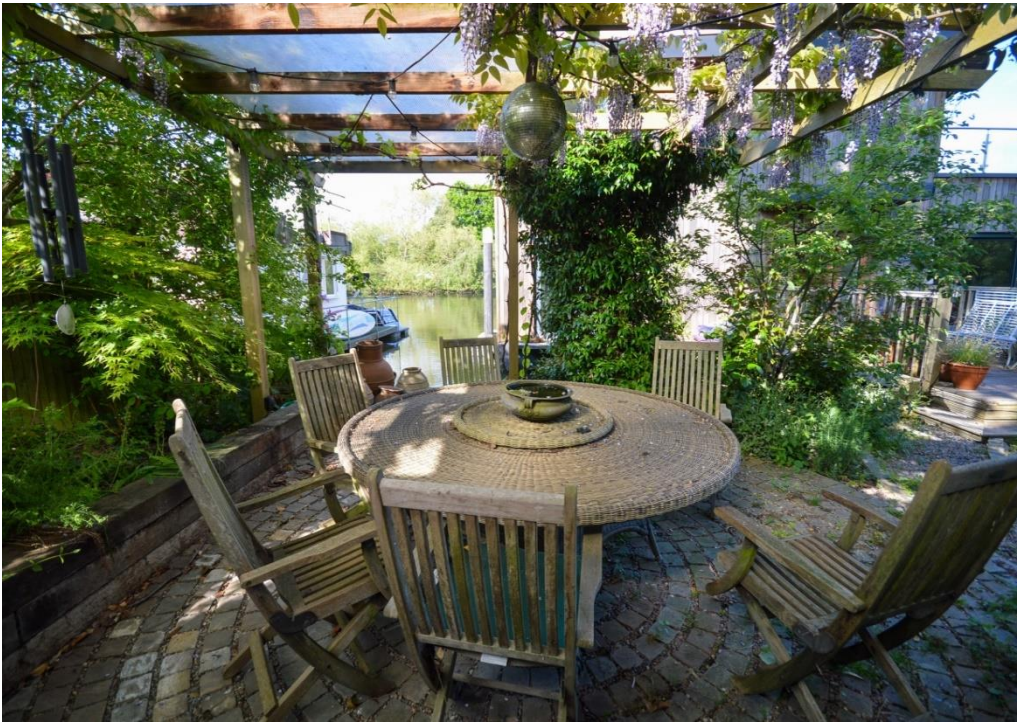
Arguably one of the nicest gardens on the Island which has been cleverly designed to create numerous entertaining areas to include a wonderful pergola situated close to the waters edge and enjoying the river activity.

There is a detached studio with a shower and w.c. and a detached car port.

The property benefits from a long lease with approx. 970 years remaining with a modest Island maintenance charge of £150 a month for the upkeep of the vehicular access bridge and the communal areas.

****An internal inspection is highly recommended in order to fully appreciate****





INFORMATION

TENURE:	Leasehold (970 years remaining)
COUNCIL TAX:	C
COUNCIL:	Richmond Borough Council
EPC:	Exempt
PRICE:	£1,200,000



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



Absolute Homes

01784 557 898 info@absolute-homes.co.uk absolute-homes.co.uk



Water Side
Residential

Boldre House, Weston Green, Thames Ditton, Surrey KT7 0JP T 0208 398 9400