



Absolute Homes

Swan Island, Strawberry Vale, TW1

Description:

Offered to the market with a transferable residential mooring licence, this beautifully refurbished and remodelled one-bedroom houseboat presents an excellent opportunity to enjoy a unique waterside lifestyle in a peaceful Thames-side setting.

Extending to approximately 325 sq ft, the accommodation has been thoughtfully designed to maximise both space and natural light. Steps from the entrance lead into a cosy living area, with log burner and open plan to the well-appointed kitchen offering excellent storage and integrated appliances, whilst the contemporary shower room features a full-height shower enclosure. Above, a private roof terrace provides a wonderful outdoor space for relaxing, entertaining and al fresco dining.

The vessel is moored on the tranquil backwater of Swan Island, offering a peaceful environment whilst retaining easy access to the Mainstream Thames for boating, kayaking and other river pursuits.

Swan Island is accessible by pedestrian bridge from the Strawberry Vale/Cross Deep junction and is ideally positioned adjacent to Radnor Gardens, a delightful riverside park with open green spaces and children's play facilities.

Strawberry Hill railway station is approximately 0.4 miles away, providing regular services to London Waterloo in as little as 28 minutes. Twickenham and Teddington town centres are both within easy reach, offering an excellent selection of independent shops, cafés, restaurants, wine bars and additional transport links.

Available with no onward chain, this charming floating home offers an affordable and distinctive opportunity to enjoy riverside living in one of South West London's most sought-after locations.

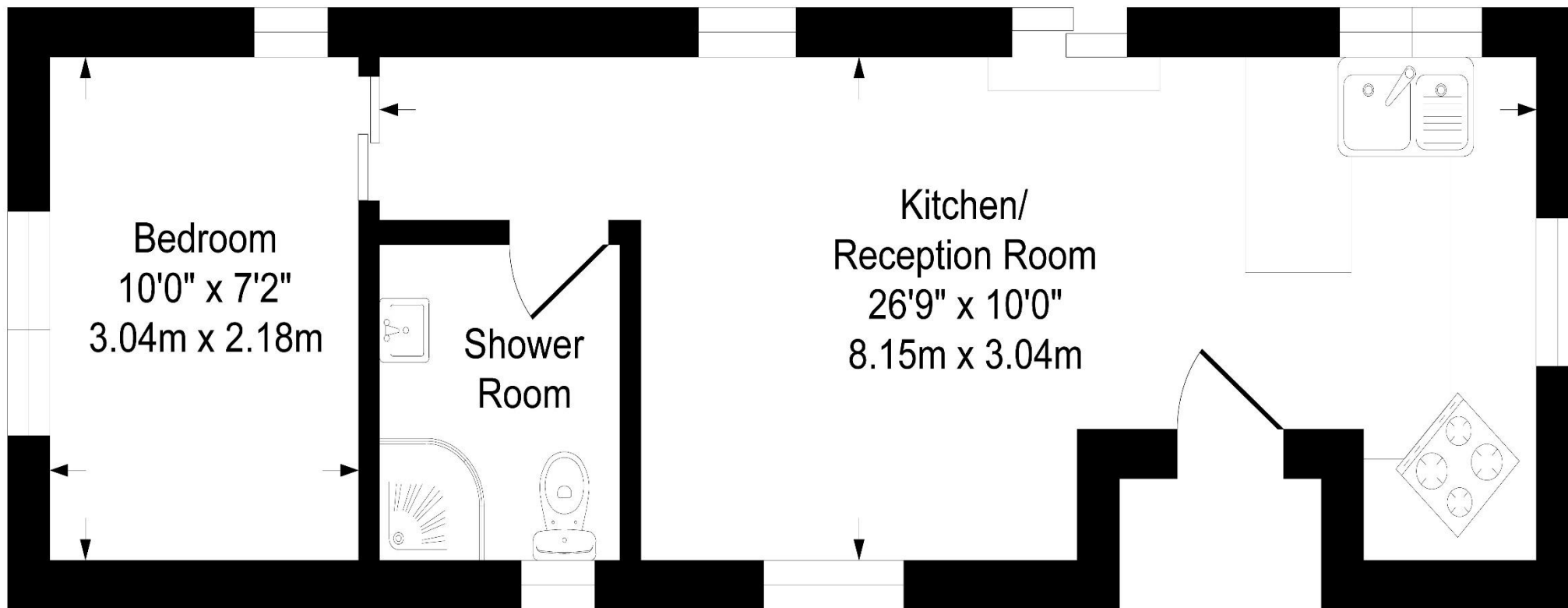




INFORMATION

TENURE:	Leasehold
TYPE:	Residential Mooring
COUNCIL TAX:	A
COUNCIL:	Richmond Upon Thames
EPC:	Exempt
PRICE:	£119,950

Approximate Gross Internal Area 325 sq ft - 30 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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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.

