



Ducks Walk, Twickenham

DESCRIPTION:

An exceptional opportunity to acquire a wide residential mooring on the sought-after main stream of the River Thames, offering a distinctive blend of tranquil waterside living and outstanding investment potential. Spanning approximately 38 ft. in width, this rare mooring includes two characterful houseboats currently arranged as three self-contained dwellings, set within a peaceful riverside location and complemented by a generous garden plot.

The Inner Houseboat is the largest of the two, arranged over split levels and offering spacious, well-designed accommodation. It features a bright and airy 22 ft. open-plan kitchen and reception room, two double bedrooms, a stylish shower room, and two private outdoor spaces: a sunny 12.5 ft. x 9.11 ft. terrace with stunning river views and a separate 10.8 ft. x 6.10 ft. deck—perfect for al fresco dining or quiet reflection by the water.

The Outer Houseboat is cleverly divided into two single-storey studio units, each with its own open-plan kitchen/reception space, separate bedroom, and shower room. Both enjoy access to a substantial shared 33 ft. x 18 ft. terrace, ideal for soaking in panoramic views across the Thames.

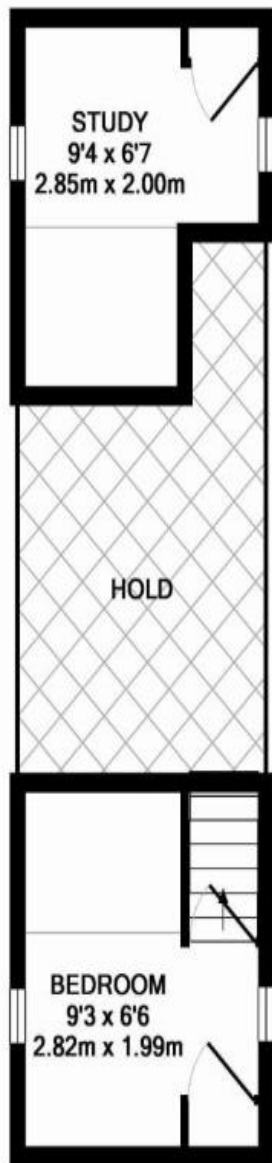
Included with the mooring is a 48 ft. x 37 ft. riverside garden plot, currently used as a communal green space for the two houseboats. This area also hosts two useful storage sheds with plumbing and electricity, as well as a 10.1 ft. x 7.2 ft. utility room—adding valuable amenity space to the property.

This versatile offering presents multiple possibilities:

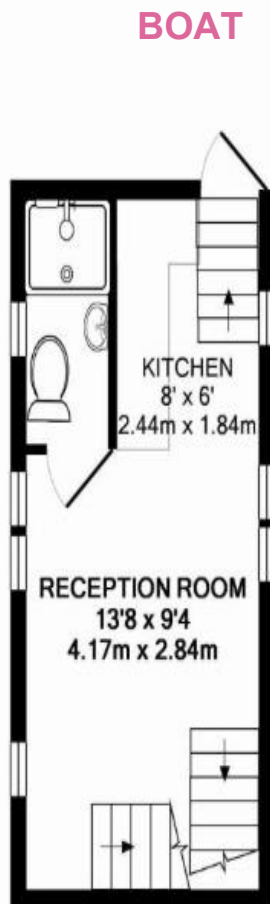
- A ready-made rental investment with three income-generating units
- The opportunity to add a third houseboat to the outer mooring (subject to the necessary consents)
- A blank canvas for a visionary buyer to create an extraordinary single riverside residence or a stylish commercial enterprise

With its blend of lifestyle appeal, prime river frontage, and flexible usage potential, this is a truly unique opportunity to secure a slice of riverside living with the scope for future enhancement or development.

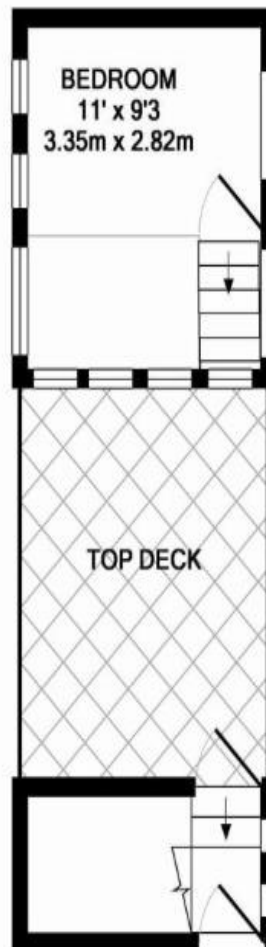




LOWER DECK
APPROX. FLOOR
AREA 201 SQ.FT.
(18.7 SQ.M.)



MID DECK
APPROX. FLOOR
AREA 204 SQ.FT.
(19.0 SQ.M.)



TOP DECK
APPROX. FLOOR
AREA 149 SQ.FT.
(13.8 SQ.M.)

DUCKS WALK, TW1
TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.4 SQ.M.)

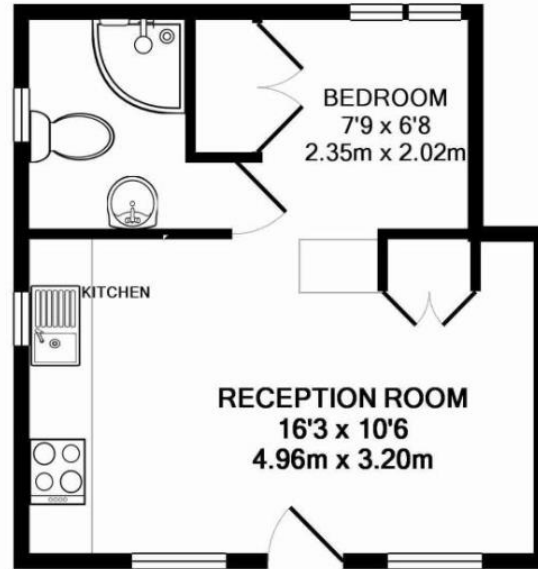


INFORMATION:

TENURE:	Freehold Residential Mooring
EPC:	D
COUNCIL:	London Borough of Richmond
COUNCIL TAX BAND:	A
PRICE:	£625,000

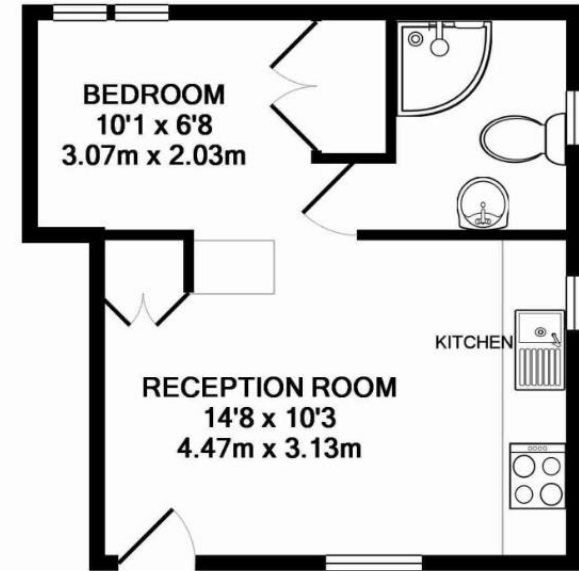


STUDIO ROOM 1



DUCKS WALK, TW1
TOTAL APPROX. FLOOR AREA 263 SQ.FT. (24.4 SQ.M.)

STUDIO ROOM 2



DUCKS WALK, TW1
TOTAL APPROX. FLOOR AREA 263 SQ.FT. (24.5 SQ.M.)

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.

