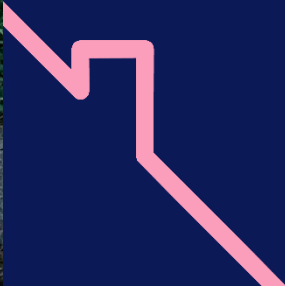




Absolute Homes



Ash Island, East Molesey, KT8

## Description:

We are delighted to bring to the sales market this 2 bedroom single storey houseboat lying on a secure residential mooring close to Hampton Court and having the tremendous advantage of a private garden as part of the mooring agreement.

Set within the sought-after privately owned Ash Island in East Molesey, this charming floating home enjoys a peaceful and secluded setting within a close-knit community of around 30 residential moorings. Accessed via a pedestrian bridge, the island offers a unique lifestyle atmosphere with a large communal green, residents' launderette and optional storage sheds available to rent separately.

The accommodation extends to just over 400 sq ft and comprises a bright double aspect reception room, fitted kitchen, two bedrooms and a full bathroom, with every room enjoying delightful views across the River Thames. Wrap-around railed walkways provide practical access around the vessel, while a generous decked entertaining area creates the perfect space to relax and enjoy the idyllic waterside surroundings. The current owner also benefits from a private garden area directly behind the mooring, offering additional outdoor space rarely found with river living moorings.

The residential mooring is held on an annually renewable secure licence, with current mooring fees of £498.40 per calendar month, representing favourable value for this stretch of the River Thames. The vessel has been significantly improved in recent years, including a new steel hull fitted in 2018, new wrap-around walkways and decking, a replacement electric boiler serving the wet radiator heating system in 2017, and a new roof installed in 2020 complete with a 10-year guarantee. More recently, the interior and exterior have both been redecorated.





## Description Cont....

Hampton Court Village is approximately 0.25 miles away and offers an excellent selection of independent shops, cafés, restaurants and bars, together with the historic Hampton Court Palace and Bushy Park. Hampton Court railway station is also within easy reach, providing regular services into London. The nearby towpath offers scenic riverside walks towards Kingston downstream and Windsor upstream. Residents also benefit from permit parking available through the local authority, subject to the relevant fee.

Offered to the market with no onward chain, this unique floating home presents an exceptional opportunity to enjoy tranquil riverside living in a highly convenient location. Viewing is highly recommended to fully appreciate both the setting and lifestyle on offer.

In April of 2026 a new unvented hot water cylinder was installed and for those working from home an Ultra fast broadband runs to the vessel with 900mbps full fibre internet connection.



### INFORMATION

**TENURE:** Secure Residential Mooring Licence

**COUNCIL TAX:** A

**COUNCIL:** London Borough Richmond

**EPC:** Exempt

**PRICE:** £160,000

**NEW HULL:** 2018

**NEW ROOF:** 2019

**LAST OUT OF WATER SURVEY:** 25<sup>th</sup> September 2023

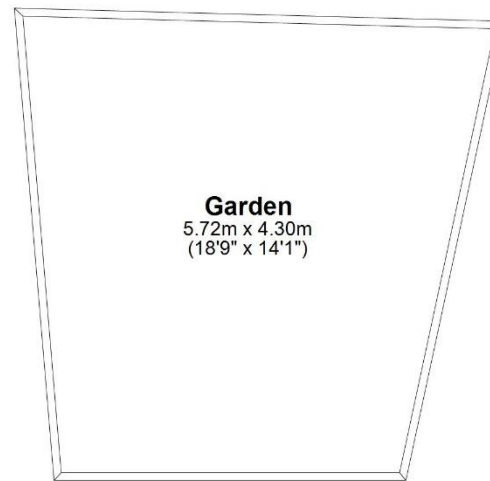




**Ground Floor**  
Approx. 37.4 sq. metres (402.9 sq. feet)



**Ground Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 37.4 sq. metres (402.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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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.

