
Absolute Homes
Taggs Island, Hampton

Description:

A rare opportunity to acquire a substantial, two storey purpose built houseboat commanding a prime position on a private Island with a mooring and sizable garden over looking the Molesey bank and located next to the open space which affords stunning, far reaching views down stream of the magnificent river Thames.

With the luxury of a private vehicular access bridge, Taggs Island offers the unique life style Island living affords combined with the convenience of being able to drive to the door.

The mooring and garden are leasehold with approx. 50 years remaining. The Island maintenance charge is approx. £150 a month for the upkeep of the bridge and communal parts to include the sunken garden where the Islanders enjoy social events.

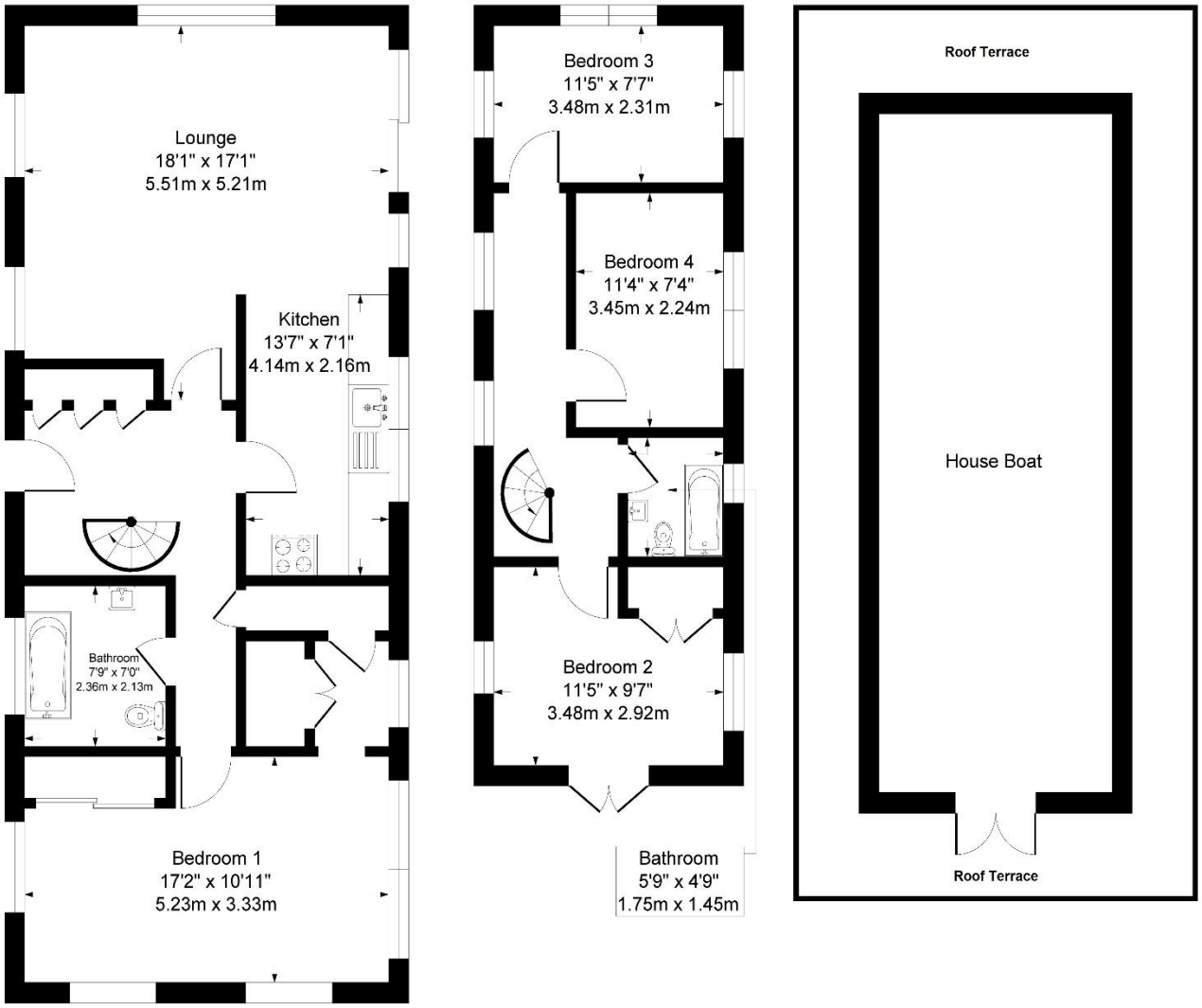
An early viewing is recommended to fully appreciate this exciting opportunity







Approximate Gross Internal Area
115.5 sq ft - 1244 sq m



Ground Floor First Floor Overview

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.





INFORMATION

TENURE:	Leasehold (53 years remaining)
COUNCIL TAX:	E
COUNCIL:	Richmond Borough Council
EPC:	Exempt
PRICE:	£500,000







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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.

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