
Swan Island, Strawberry Vale

Description:

Absolute Homes are delighted to present this exceptional two-storey houseboat, offering a rare opportunity to experience riverside living at its finest.

Spanning approximately 581 sq ft, over two floors, this beautifully appointed vessel comes with the benefit of a transferable Residential Mooring on the Thames.

Located near the tip of Swan Island, a quiet and close-knit residential community accessed via a short bridge, the mooring enjoys serene backwater surroundings whilst benefiting from direct views of the main stream Thames. Perfect for nature lovers and water enthusiasts alike, there is easy access for kayaking or boating, and nearby Radnor Gardens offers a scenic riverside green space complete with children's playground and picturesque walking routes.

Upon entry, you are welcomed into a bright and spacious upper level, featuring a generous bedroom with bi-folding doors that open onto a large private roof terrace — a superb space for outdoor dining, entertaining, ideal for peaceful morning coffees or evening sunsets, or simply relaxing while enjoying uninterrupted views over the river.

A staircase leads down to the heart of the home, a charming, double-aspect living room, with a feature log burner set within a stylish fire surround, a door opening directly onto the riverside walkway. From the lounge, there is access to the fully fitted modern kitchen, which also opens out onto the rear deck.

The lower level houses the main double bedroom, which is well designed with fitted wardrobes on either side, the full-height ceiling bathroom complete with a bathtub and shower. This floating home is presented in very good decorative order, offering a modern kitchen and bathroom, along with a versatile and well-thought-out layout that balances comfort with functionality.

Transport links are excellent, with Strawberry Hill Station just 0.4 miles away, providing direct services to London Waterloo (up to 78 trains daily, journey times between 28–50 minutes). The bustling high streets of Twickenham and Teddington are also within easy reach, offering a wide array of independent shops, restaurants, wine bars, and additional rail connections.

This unique floating home is offered with no onward chain, and internal viewing is highly recommended to fully appreciate the peaceful lifestyle and rare opportunity it represents.











INFORMATION

TENURE:	Leasehold (annually renewable)
STATUS:	Residential Mooring
MOORING FEES:	£570.79 per month
LAST OUT OF WATER:	October 2020 - Re-blacked
COUNCIL TAX:	Band A
COUNCIL:	Richmond Borough Council
EPC:	Exempt
PRICE:	£239,000





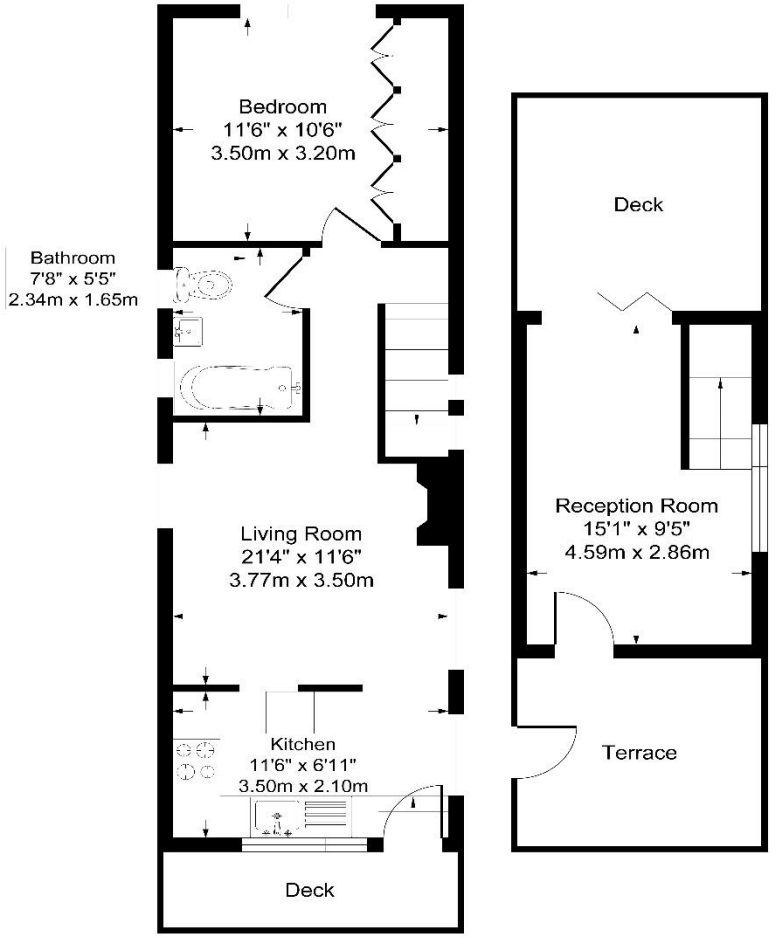








Approximate Gross Internal Area
581 sq ft - 54 sq m



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.

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