



Taggs Island, Hampton Court



## Description:

We are delighted to offer by private treaty what is arguably one of the largest plots situated on Taggs Island boasting approx. 100ft of direct river Thames frontage with a beautiful Edwardian boat and benefits from a highly desirable 999 year lease.

An amazing opportunity to acquire one of the largest residential riverside plots with river frontage on this beautiful stretch of the river Thames with impressive grounds and a substantial Edwardian houseboat. The boat dates approx. 1903 and built with a solid concrete hull which was fully inspected only last year. The super structure is in need of restoration in order to restore to its former glory and offers huge potential to extend (STPP). Situated on the Surrey side of the Island the boat enjoys unrivalled views in both directions and across to the East Molesey bank. The extensive grounds are very secluded with a large workshop and two storage sheds.

The house boat is enviably located, quietly nestled at the end of the Island directly off the sunken garden which is beautifully maintained and for the use of the Islanders. The plot also benefits from a long 999 year lease.

Allocated parking is just a stones throw away.

Such unique properties are rarely available and an early inspection is strongly recommended.







### Information:

<b>Status:</b>	Residential Mooring
<b>Council Tax:</b>	A
<b>Council:</b>	Richmond Borough Council
<b>Price:</b>	£1,400,000





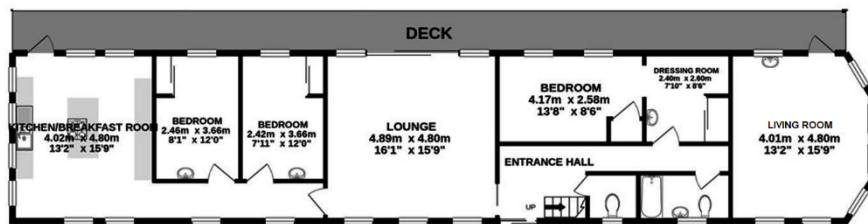




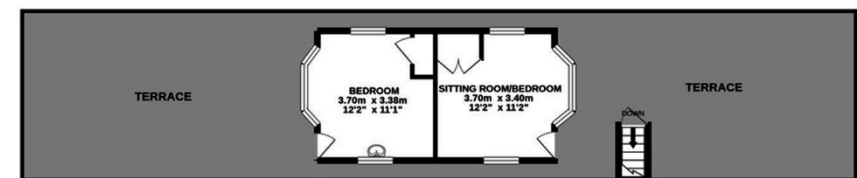




**GROUND FLOOR**  
116.4 sq.m. (1253 sq.ft.) approx.



**1ST FLOOR**  
27.8 sq.m. (299 sq.ft.) approx.



**TOTAL FLOOR AREA : 144.2 sq.m. (1553 sq.ft.) approx.**

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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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