



The Aldous Boathouse, Teddington



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Price **£595,000**

## DESCRIPTION

We are exceptionally proud to be listing this historic boathouse dating back to 1874 when it was part of the estate for Brookdale Manor House. After a fire, the boathouse was restored on its original footings in 1999 as part of the planning consent for the now Teddington Wharf of modern apartments and restaurant. The building and plot have potential for development or change of use subject to the usual planning consents.

This building has been in continuous use as a private recreational boathouse, with the tidal Thames providing free hydraulic power for launching and retrieving boats in its covered slipway. The pontoon in front of the building is owned by the boathouse and licensed annually by the Environment Agency. This rises and falls on risers with the tides, allowing access to a vessel at all times.

The property benefits from absolute water frontage on the undefended functional flood plain and benefits from a good-sized garden area. The overall plot area is approximately 5000 sq ft and comes with allocated parking.

Teddington (or Tide End Town as it was historically known) has a plethora of shops, boutiques, restaurants and pubs all very well supported by the local community. The railway station has a frequent train service to London Waterloo (35-41 minutes depending on time of day). Richmond (3.3 miles away) and Twickenham (2.9 miles away) also offer comprehensive shopping facilities and railway services.

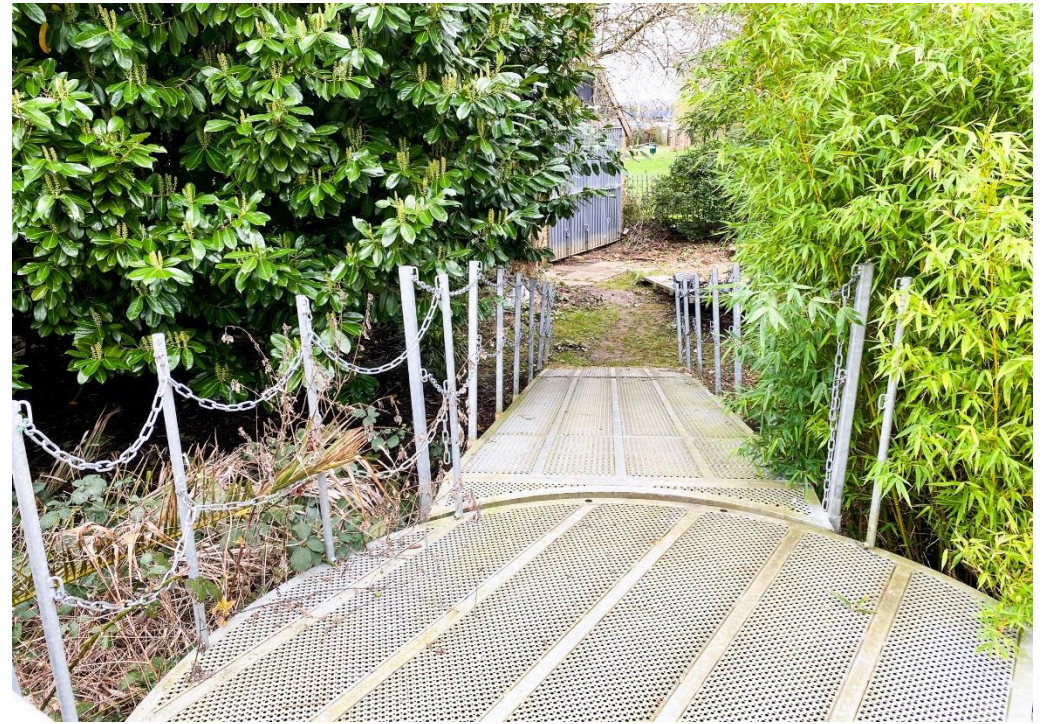
The Boathouse is located just off Manor Road, opposite Teddington Lock and adjacent to Manor Road Recreation ground.

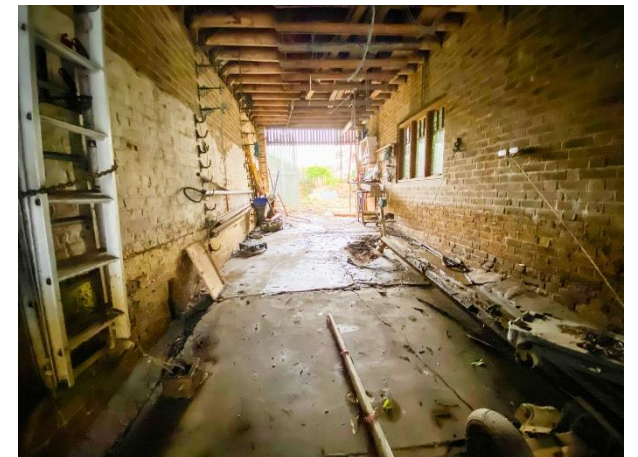
Early viewing is highly recommended to fully appreciate what this property has to offer.

## TENURE

Freehold



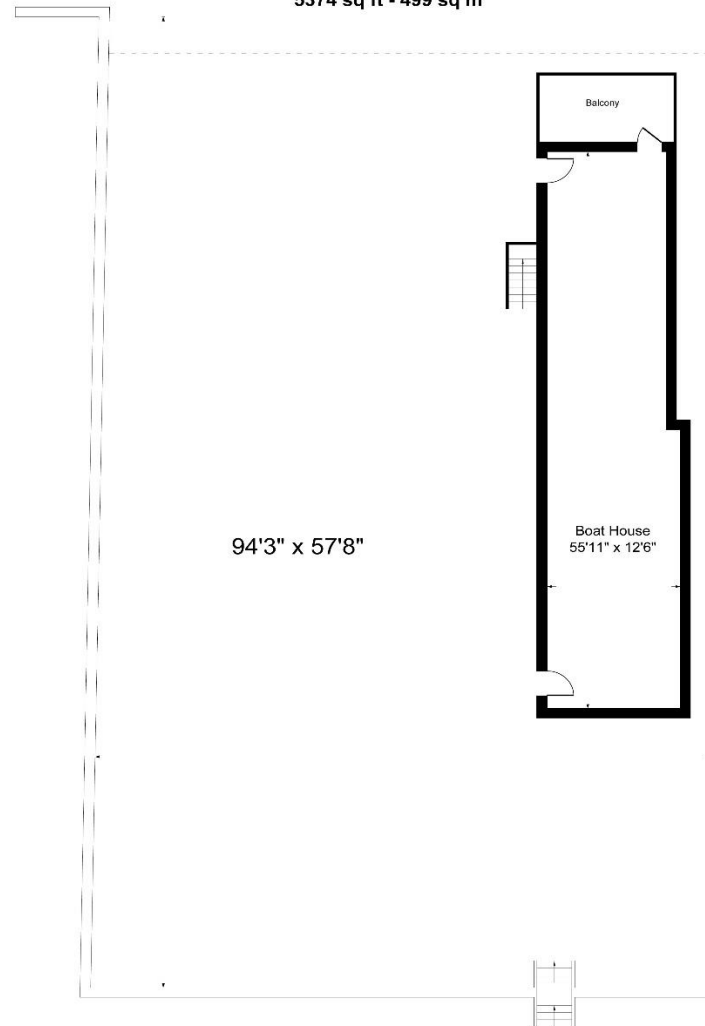








Approximate Gross Internal Area  
5374 sq ft - 499 sq m



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.

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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