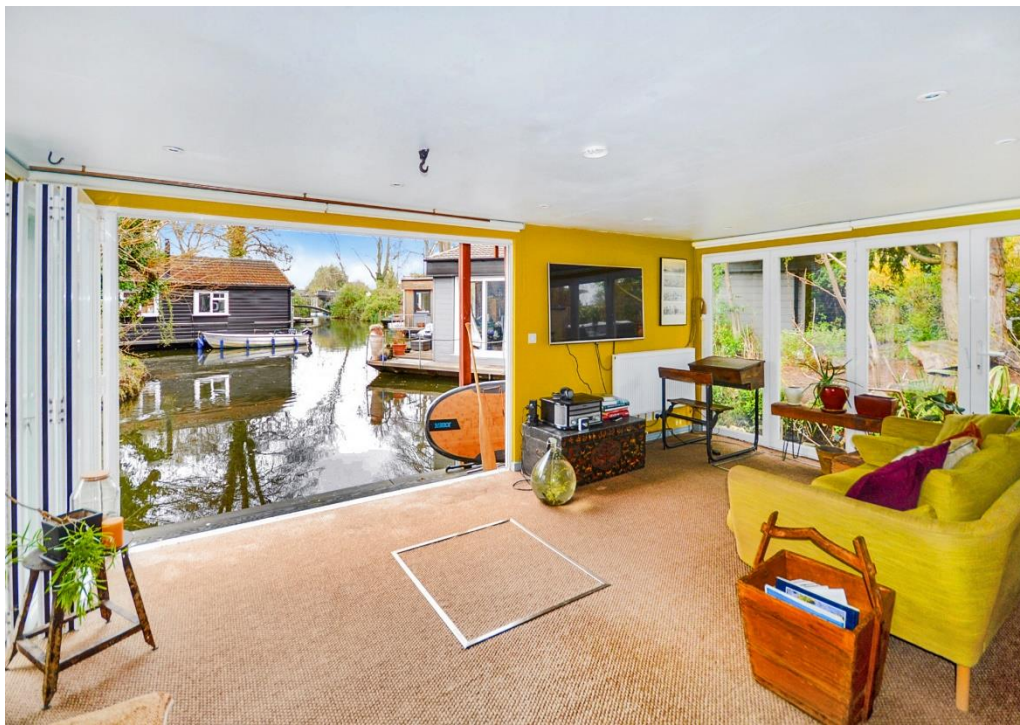




 Absolute Homes

Taggs Island Hampton



Description:

We are delighted to offer for sale this floating home forming part of a private island on the Thames at Hampton. The vessel is located within the inner lagoon of the island offering privacy and seclusion with a superb view from the lounge and terrace across the water.

The modern kitchen is open plan to the double aspect lounge with sliding doors out onto the veranda. There are 2 bathrooms serving this home.



The current layout has a dining area which could very easily be put back to a second bedroom which was the original format for this home.

To the outside, the gardens wrap around the vessel to 2 sides with a raised seating and eating area to one side and a deck and raised garden to the other. In addition to these spaces there are stairs leading up to a roof terrace with large entertaining space and far reaching views.

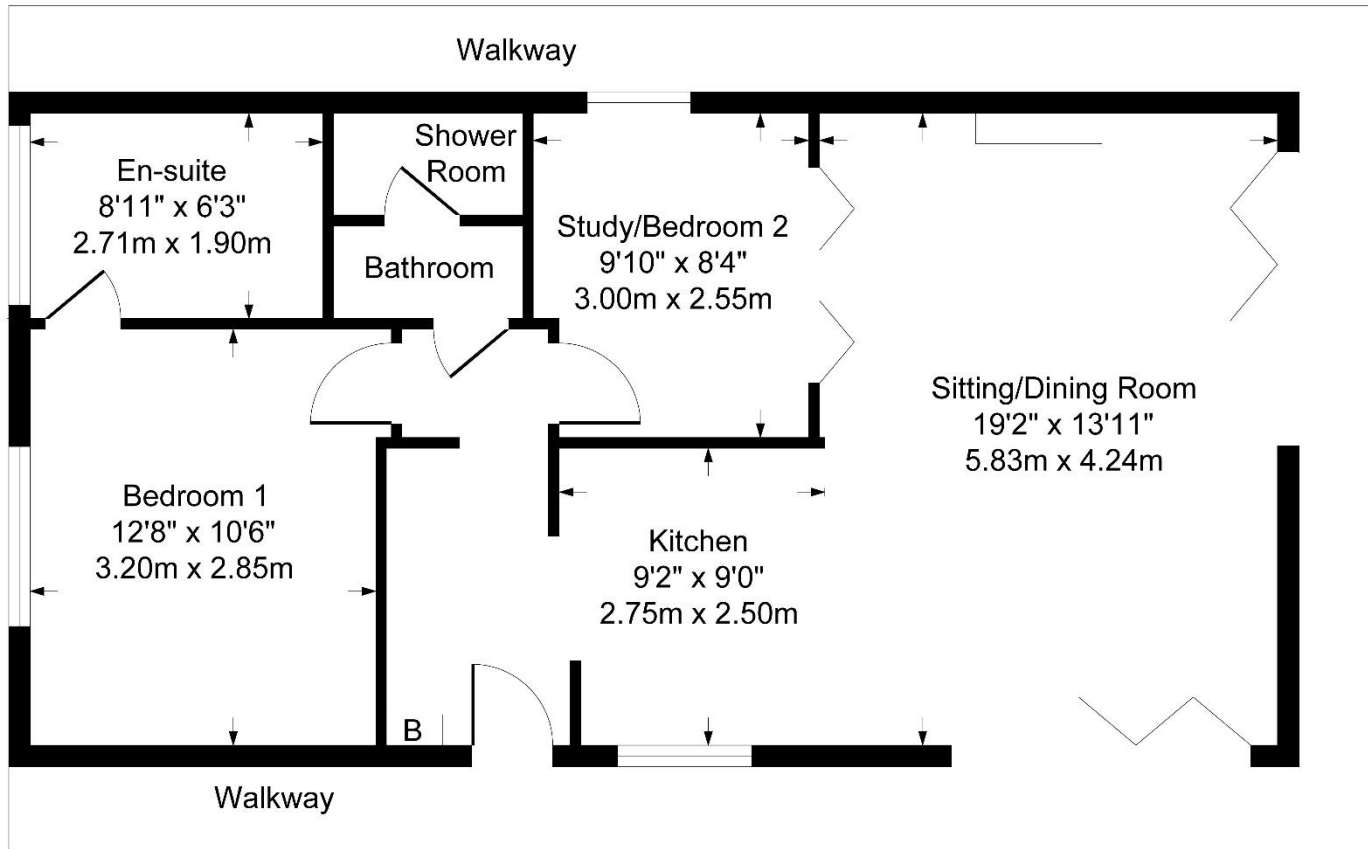
The mooring comes with a 980 remaining lease and a car parking space.

Early viewing is strongly recommended to fully appreciate what this home has to offer.





Approximate Gross Internal Area 732 sq ft - 68 sq m



1: 50 @ A4

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 – 980 years remaining
EPC: Exempt
PRICE: £725,000



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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.

