



Kent Lodge

Be Pie Island, Twickenham

# Eel Pie Island, Twickenham

## Summary

We are excited to present this charming three-bedroom detached house perfectly situated on the picturesque Eel Pie Island. Set on a substantial plot, this property offers remarkable redevelopment potential (STPP), inviting you to create your dream home in a truly unique location.

## Description

The layout spans two levels. On the ground floor, you'll find a well-appointed kitchen and a spacious living room, ideal for relaxation and entertaining. There's also a versatile dining area that can serve as a third bedroom, along with a convenient shower room and separate toilet. A bright conservatory opens up to a generous garden, which includes a large garden shed, as well as direct river access with a patio and mooring for leisurely outdoor enjoyment. Upstairs, two additional bedrooms provide ample space for family or guests.

Eel Pie Island is steeped in history and is accessible solely by footbridge. The island's name pays homage to the famous eel pies once sold to passing river traders, a delightful tradition that has left a lasting legacy. Here, you can enjoy a tranquil retreat while being conveniently located in Twickenham, perfectly balancing city and country living.

Twickenham boasts a wealth of amenities and recreational spaces, making it a perfect choice for families. The area is served by excellent state and private schools, including Twickenham Primary, Orleans Park, and Radnor House, ensuring quality education options for your children.

With a council tax band of F and an EPC rating of E, this is a rare opportunity to own a piece of history on Eel Pie Island, where your vision can truly become a reality!







## INFORMATION

**TENURE:** Freehold  
**COUNCIL TAX:** F  
**COUNCIL:** Richmond Borough Council  
**EPC:** E  
**PRICE:** £1,250,000









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

