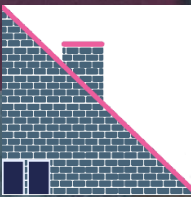




Ash Island

Absolute Homes





## Description:

This vessel is located on Ash Island in East Molesey, within minutes of Hampton Court Village. The idyllic island is privately owned and is home to a thriving community of more than 30 houseboats. There is a boatyard and launderette on the island. There is only one access point to the island so you cannot get to the other bank of the Thames. This means that the island and its green spaces are very quiet and secluded.

The boat is 10.3m in length and has a 3.2 m beam with a draft of 1m. The current owners have lived on her for approx. 20 years, Saloon, 1 double berth, 1 single berth, galley kitchen and shower room.

Hampton Court Village with its variety of amenities is within walking distance and includes a selection of independent shops, restaurants and bars in Bridge Road together with the historic Hampton Court Palace, and beautiful Bushy Park.

Towpath walks are possible in both directions, towards Kingston or upstream past the rowing club, cricket club and on through Molesey.

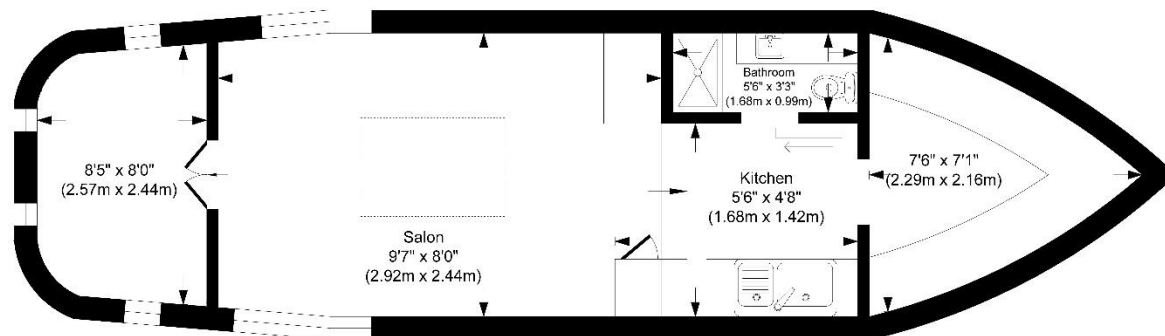
- No pets are allowed on the island as part of the lease.
- Resident parking permits can be obtained from Richmond Borough Council
- Mooring charges - £467 per month approx. (including water). This lease is annually renewable but on a rolling basis and therefore very secure.
- Other costs such as water and access to the island cost around £25 per month.
- Electricity is metered and charged per unit.
- Telephone line/Internet – If required you can get a BT 'landline', or internet via a 4g router.
- Out of water survey completed in May 2025 (copies available) Re-blacked and new anodes.



## Information:

<b>Tenure:</b>	Residential Mooring
<b>Council Tax:</b>	A £1,350 approx. for 22/23
<b>Council:</b>	London Borough of Richmond
<b>Price:</b>	£49,950

**Approximate Gross Internal Area**  
**230 sq ft - 21 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.

