



Absolute Homes

Swan Island, Strawberry Vale, TW1

DESCRIPTION:

Set along a peaceful stretch of the Main Stream Thames between Teddington and Twickenham, this beautifully presented two-storey residential houseboat offers approximately 879 sq ft of bright and well-planned living space together with the security of a residential mooring. Positioned on the quieter backwater of Swan Island yet with easy access for day boats or kayaking onto the main river, it combines tranquillity with connectivity in one of South West London's most desirable waterside settings.

The upper level provides a wonderfully light open-plan living and kitchen space, designed for relaxed riverside living and entertaining. Folding doors open directly onto a private sun terrace, where a newly installed flat roof and decking completed in 2024 create an inviting outdoor space overlooking the water. The kitchen was re-tiled in 2023 and flows seamlessly into the reception area, with views across the water.

Re-carpeting with new underlay in 2021 to the stairs and lower level enhances comfort to the home, where two generous double bedrooms are located, one benefitting from a substantial walk-in wardrobe, dressing area and double doors opening onto the riverside walkway. The bathroom, refurbished in 2021, features a full-height ceiling, bath with shower over and cassette WC. Replacement radiators installed in 2021, a programmable Nest smart thermostat and a recently serviced boiler with Gas Safe certification in February 2026 ensure efficient and reliable central heating.

The current owners have demonstrated a clear commitment to ongoing maintenance and improvement. In addition to the 2024 installation of a hull leak sensor system for added peace of mind, the vessel is scheduled for an out-of-water survey in February 2026, including re-blackening and replacement sacrificial anodes — offering prospective purchasers valuable reassurance and the opportunity for detailed inspection.

Swan Island is accessed on foot via a short bridge just off the Strawberry Vale and Cross Deep junction. Radnor Gardens, immediately adjacent, provides attractive open green space along the river together with a children's playground. Strawberry Hill station is approximately 0.4 miles away, offering frequent services to London Waterloo — around 78 trains daily with journey times between 28 and 50 minutes — while both Twickenham and Teddington High Streets are equidistant, each offering an excellent selection of independent shops, restaurants, wine bars and further rail connections.

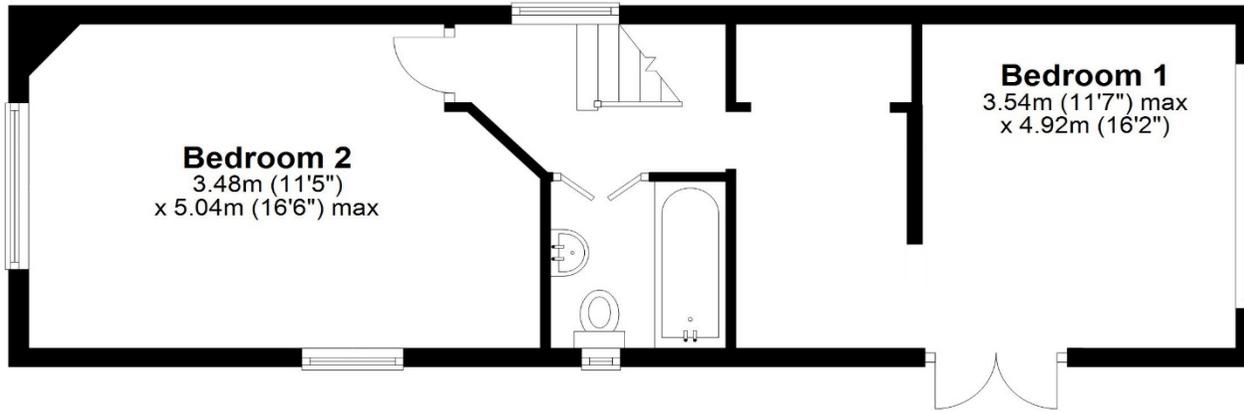
Offered with no onward chain, this is a rare opportunity to secure a thoughtfully maintained riverside home in a peaceful yet highly convenient Thames location. Viewing is strongly recommended to appreciate both the setting and the lifestyle on offer.





Lower Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Upper Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

INFORMATION

TENURE:	Licensed Residential Mooring
EPC:	Exempt
PRICE:	£249,950
COUNCIL:	Richmond Borough Council
COUNCIL TAX:	Band A

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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.

