



Trowlock Island, Teddington, TW11

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Trowlock Island

riverhomes are proud to bring to market this stunning riverside home on the beautiful and tranquil Trowlock Island with access only by its quirky chain ferry or boat. The property is currently split into two dwellings the smaller of which could potentially be used as a 'granny annexe' or to generate an extra income, equally the property could be easily converted back into one large home with minimum effort or expenditure. The property is in excellent decorative order throughout and provides 4/5 bedrooms, 3 reception rooms, 3 bathrooms and 2 fully fitted kitchens. In addition the property has a 96 ft. private mooring. The property also boasts an expansive outdoor area, including two sun decks, patio and garden with a shed/workshop on each. Trowlock Island is situated just upstream from Teddington Lock and very close to the highly rated Teddington School. Teddington itself has a lovely village atmosphere with all its restaurants, coffee shops and independent shops.



Key information

Local Authority: London Borough of Richmond upon Thames

Internal Area: 1,822 sq. ft. / 169 sq. m.

Tenure: Freehold

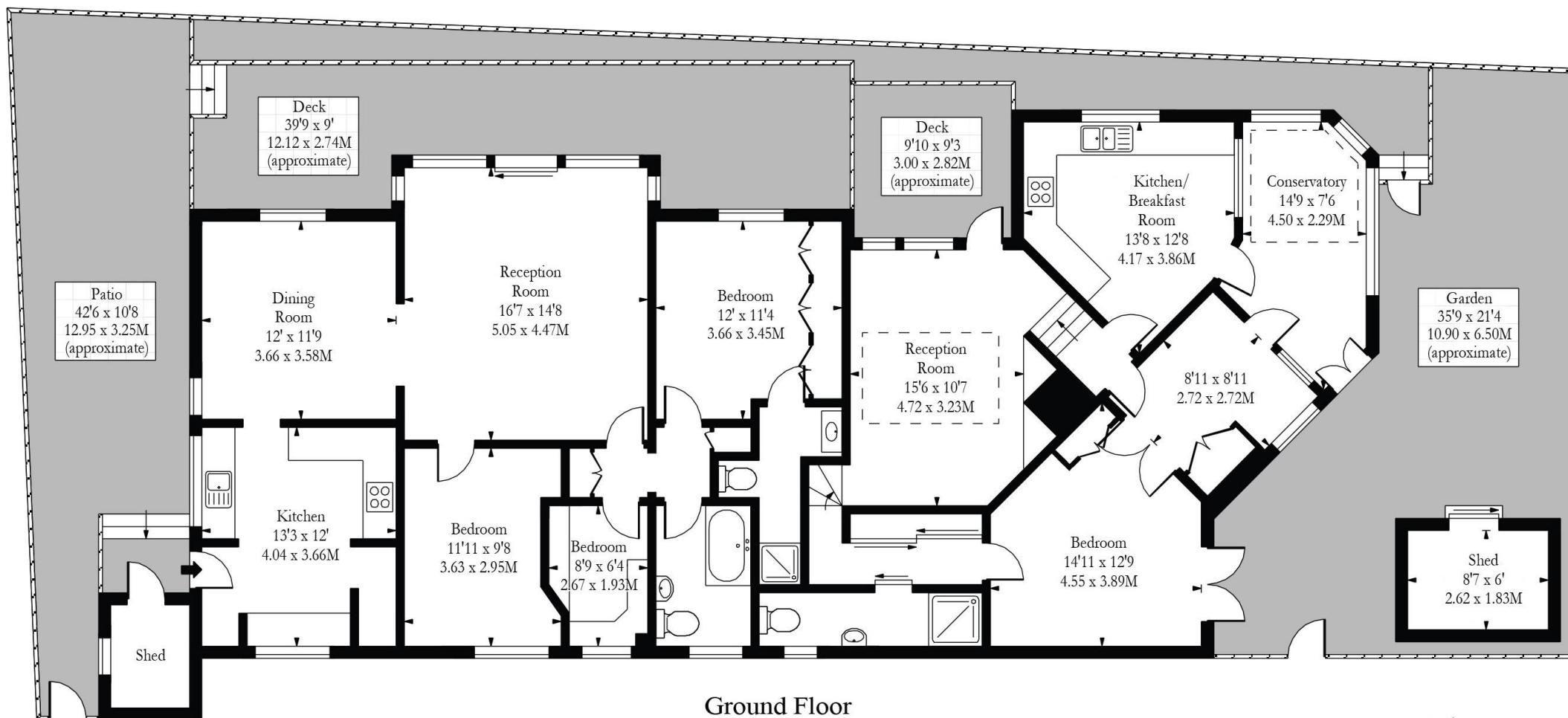
Guide price: £900,000 – £1,000,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Ground Floor

Approx Gross Internal Area 1822 Sq Ft - 169.26 Sq M

(Excluding Sheds)

Approx Gross Internal Area Of Sheds 81 Sq Ft - 7.53 Sq M

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.



For clarification: These particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Any photographs are intended as a guide only and it should not be assumed that any of the fixtures / fittings are included in any sale. Appliances, including central heating, have not been tested. All lease, service charge and ground rent details, if shown, have been provided by the vendor and have not been verified. If you require clarification of any points please contact us