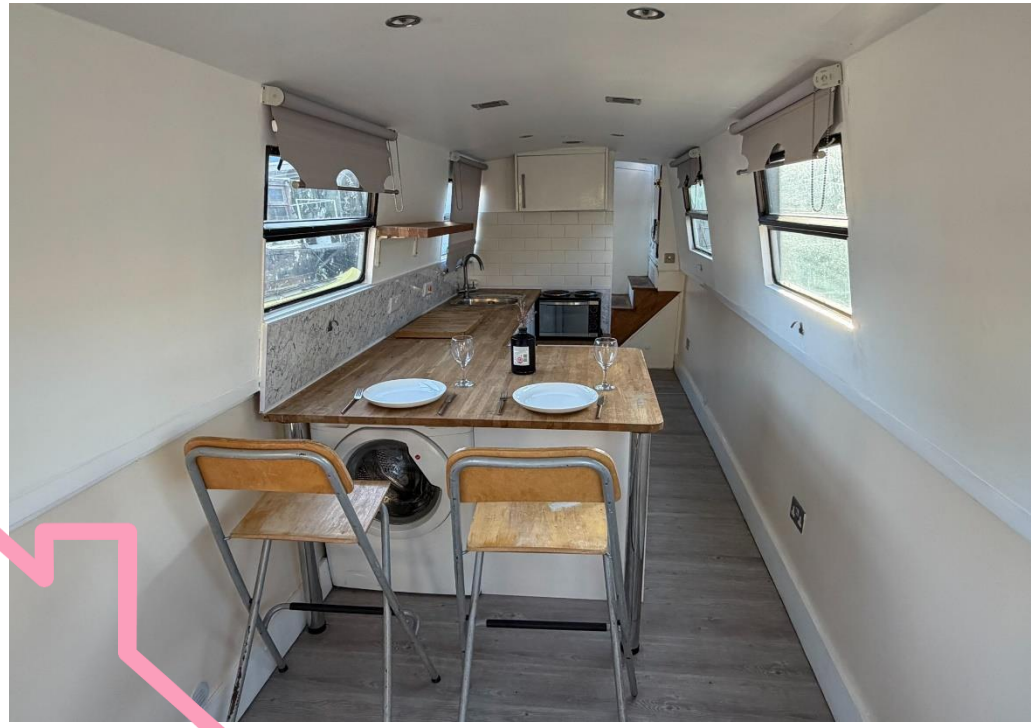

Absolute Homes
Flakes, Twickenham





Description:

We are delighted to present Flakes, a bespoke 65ft narrowboat, built in 2010 and offering approximately 411 sq ft of thoughtfully arranged accommodation on a residential mooring on the highly sought-after Eel Pie Island, just moments from the heart of Twickenham. Steeped in history and renowned for its bohemian character, Eel Pie Island has a fascinating past, having once been home to a celebrated jazz and rhythm-and-blues scene during the 1950s and 1960s, attracting musicians and performers from across the country. Today, the island retains its distinctive artistic spirit, with artists' studios and a unique community adding to its appeal, making this a truly individual setting for waterside living.

Inside, Flakes benefits from excellent head height and an abundance of natural light, creating a surprisingly spacious and welcoming interior. The entrance hallway leads left into a generous open-plan kitchen and living area, enjoying attractive downstream river views. The fitted kitchen includes a washing machine, dishwasher, fridge and electric dual hob stove. To the right of the hallway is a versatile area ideal for a desk or home-working space, leading through to a shower room and a double bedroom.

The location is a particular highlight, with central Twickenham less than a quarter of a mile away, offering an excellent selection of independent shops, cafés, traditional pubs, wine bars and restaurants. Twickenham mainline station provides regular services to London Waterloo, making the capital readily accessible for commuting and leisure. Despite this convenience, the island offers a distinctive sense of escape from the bustle of town life.

The vessel is offered with residential status on a mooring licence, currently renewable annually at £1,000 per calendar month. Council Tax is Band A, with a monthly service charge of £185. Mains water and electricity are connected to the mooring and paid for separately, while sewage is connected to the land.

Residential floating homes in this unique island setting are rarely available, combining characterful waterside living with the amenities and transport links of central Twickenham close at hand. Early viewing is strongly recommended to appreciate all that Flakes and its exceptional location have to offer.









INFORMATION

MOORING STATUS:	Residential
TENURE:	Leasehold
COUNCIL TAX:	A
COUNCIL:	Richmond Borough Council
EPC:	n/a
PRICE:	£139,950

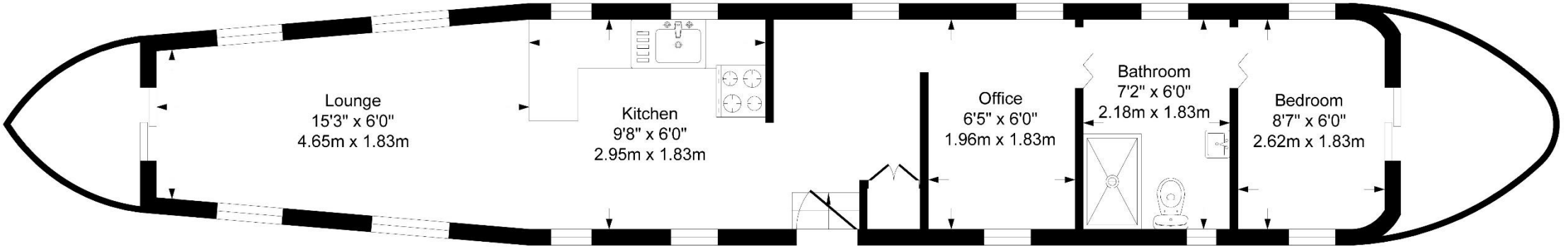








Approximate Gross Internal Area
411 sq ft - 38 sq m



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.