



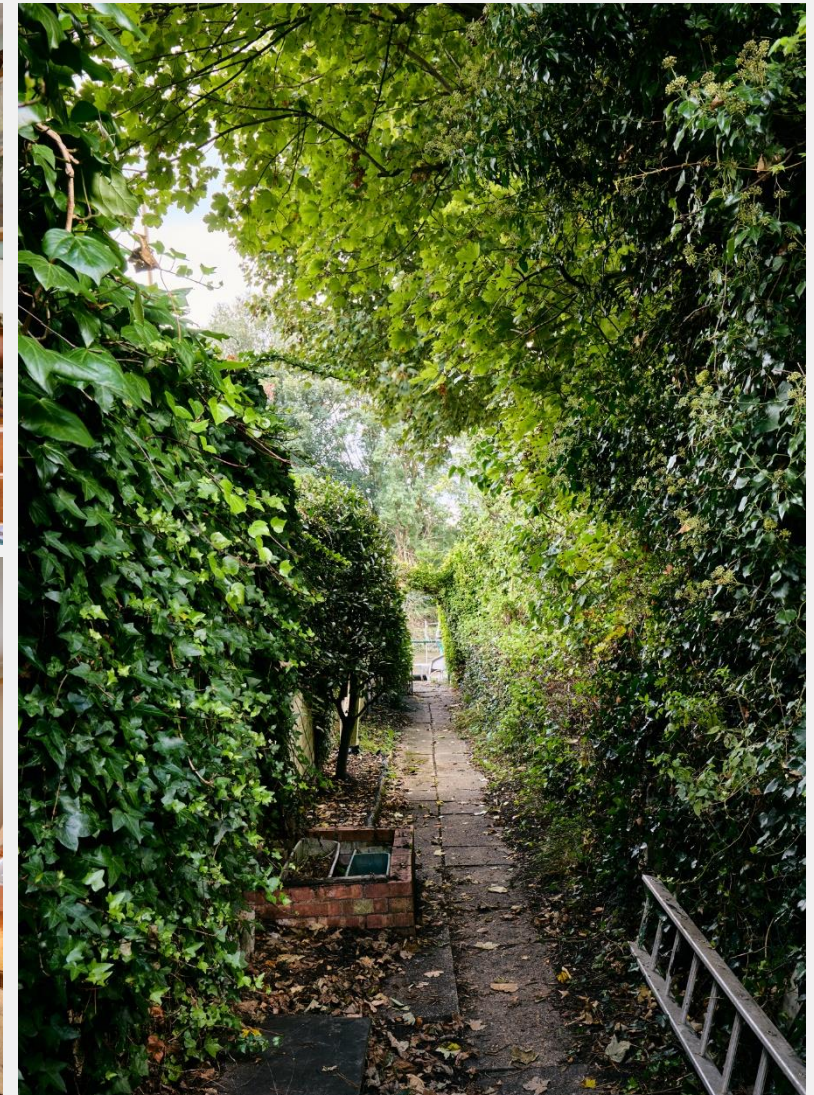
Eel Pie Island Twickenham TW1

Situated in a magnificent location on Eel Pie Island, is Kent Lodge; a three bedroom detached house on a massive plot with immense potential. Currently laid out over two levels; the ground floor features the kitchen, large living room, dining/third bedroom, shower room, separate toilet, and conservatory leading out onto the large garden, with a large garden shed and river access with patio and mooring. Two further bedrooms are located upstairs. This property provides a prime opportunity for redevelopment into a much larger property (STPP) on this historic island.

Eel Pie Island is a private island accessible only via footbridge, and it has many stories to tell. The island is Located in Twickenham and is superbly located for all that Twickenham has to offer. It perfectly balances city and country living thanks to its proximity to spacious green spaces and easy London transport links. An ideal location for families, Twickenham has outstanding state and private school options, including Twickenham Primary, Orleans Park and Radnor House schools to name a few.

KEY FEATURES

- 3 bedrooms**
- Shower room and separate toilet**
- Large living room**
- Dining room**
- Conservatory**
- Potential for redevelopment (STPP)**
- Private island**
- Outstanding state and private school options**
- Easy transport links to London**



ENERGY PERFORMANCE CERTIFICATE

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		



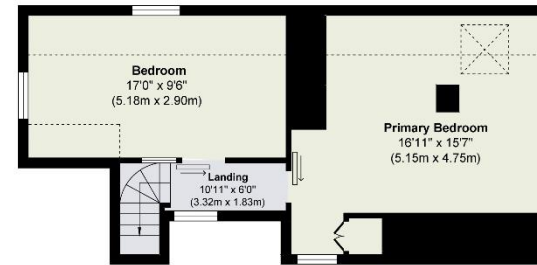
KEY INFORMATION

Local authority: Richmond upon Thames

Internal area: 1,150 sq. ft. / 106.80 sq. m.

No. of bedrooms: 3

Council tax band: F



First Floor
Approximate Floor Area
370 sq. ft
(34.30 sq. m)

