



### 3 bed end of terrace house to buy in SE13

Fernbrook Road, Hither Green, London, SE13 5NF

**£425,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Permit Parking parking

### Property features

- ✓ Being Sold Via Secure Sale Online Bidding T&Cs Apply
- ✓ three bedroom house
- ✓ approx. 864 sq ft / 80.3 sq m
- ✓ full refurbishment required
- ✓ recent fire damage to the first

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A rare opportunity to acquire a three-bedroom end of terrace house with huge potential, now requiring comprehensive refurbishment throughout and benefitting from a classic, well-proportioned layout that lends itself perfectly to reimagining and modernisation.

Please note the property has suffered recent fire damage to the first floor, and buyers should expect significant remedial works as part of any renovation programme.

Arranged over two floors and extending to approximately 864 sq ft (80.3 sq m), the ground floor offers two separate reception rooms, including a bay-fronted front room, with a second reception to the rear leading through to the kitchen—creating clear scope to open up and redesign into the kind of connected kitchen/dining/family space so many buyers now look for (subject to the usual consents).

Upstairs, the first floor provides three bedrooms (two of which are double-sized), a bathroom and a separate WC. The rear garden offers further promise for landscaping and outdoor entertaining once restored, while the house overall represents a genuine “blank canvas” project for owner-occupiers and developers alike.

Fernbrook Road is located very close to Manor house gardens with children’s play park, a pond and a farmers market every Saturday. Just 250 metres away is the vibrant centre of Hither Green which includes a Sainsbury’s Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob’s) a florist (Otto’s Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station giving access into Central London and London Bridge only 11 minutes away. There are several popular primary schools close by included the Ofsted “Outstanding” Brindishe Green Primary School. Blackheath Village with its array of boutiques, bars and restaurants is also close by.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £425,000

Property Type: End of terrace house

Parking: Permit Parking

Construction materials: Brick and block

Known property issues: Damp, Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Fernbrook Road, Hither Green, London, SE13 5NF

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

