



## Fernbrook Road, Hither Green, London, SE13

OIEO £425,000 *Freehold*



Being sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £425,000

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.

### KEY FEATURES

- Immediate 'exchange of contracts' available
- being sold via 'Secure Sale'
- three bedroom house
- approx. 864 sq ft / 80.3 sq m
- full refurbishment required
- recent fire damage to the first floor



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0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

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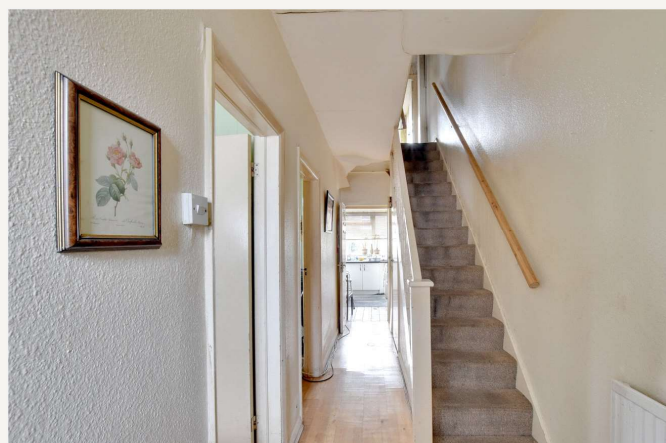
Please note the property has suffered recent fire damage to the first floor, and buyers should expect significant remedial works as part of any renovation programme.

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 including 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.





#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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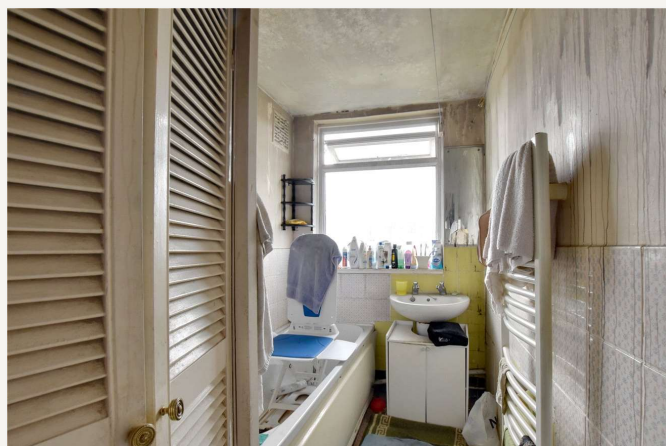
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

For more information, scan the QR code or visit the link below



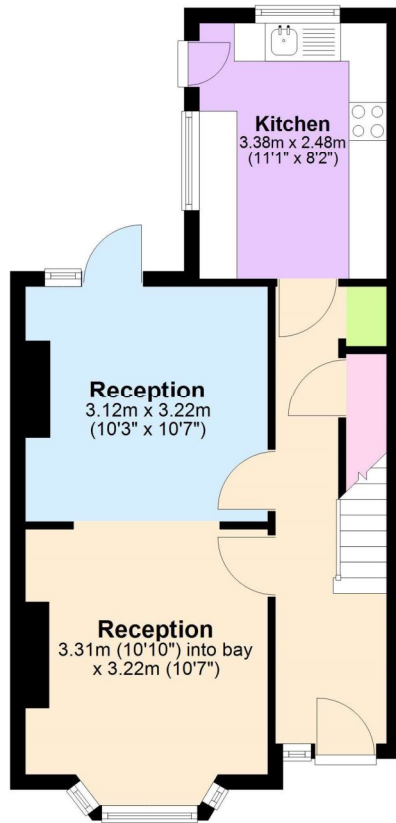
<https://www.winkworth.co.uk/sale/property/BLA250750>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



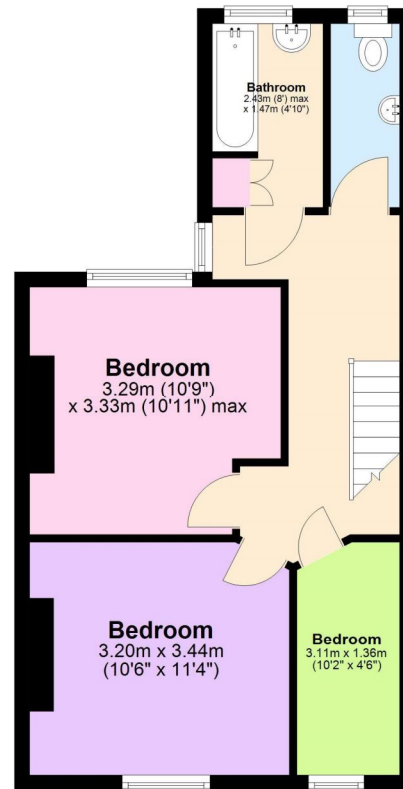
## Ground Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



## First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 sq. feet)

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