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4 Bed End Of Terrace In Farmdale Road , East Greenwich, SE10 0LS £585,000











SHORT DESCRIPTION

Property Ref: 16413 **REDUCED FOR QUICK SALE** 4 Bedroom End -Terrace House, Licensed HMO or Spacious Family Home, Greenwich SE10 A versatile four-bedroom end-terrace house in sought-after Greenwich, currently licensed as a 4-bedroom HMO but equally well suited as a spacious family home, offering flexible accommodation arranged over three floors. Located on a quiet residential street in Greenwich (SE10), the property benefits from excellent transport links, generous room sizes, multiple bathrooms and a private garden. The layout works well for both owner-occupiers seeking a large family home and investors looking for an income-producing property in a high-demand rental area. The property also offers future potential to extend, with the previous owner having obtained planning permission for a rear extension (now expired), presenting an opportunity for buyers to enhance the property further and add value subject to obtaining the necessary consents. Key Features Licensed 4-Bedroom HMO Flexible purchase – suitable for investors or owner occupiers End-terrace house offering additional light and privacy Four generous bedrooms Three bathrooms Arranged over three floors Large open-plan kitchen, lounge, conservatory Private rear garden Opportunity to extend (STPP) – previous rear extension planning now expired Potential to increase internal space and future value through extension Good room sizes throughout (larger than typical London homes) Strong rental demand area Excellent transport links into Central London Accommodation Ground Floor The ground floor comprises a separate double bedroom at the front of the property, ideal for use as a guest bedroom, home office, or additional living space. To the rear is a bright open-plan kitchen, lounge and conservatory area, creating a spacious communal living area with direct access to the private rear garden. This layout works particularly well for both family living and shared accommodation. First Floor The first floor provides two well-proportioned bedrooms. One bedroom benefits from its own private bathroom with bath and wash basin. The second bedroom is served by a separate shower room with WC and wash basin located in the corridor. Top Floor The top floor offers a further large double bedroom together with a private bathroom located just outside the room, comprising bath, wash basin and WC. Several of the bathrooms benefit from natural light through windows, a feature that is often rare in many London homes. Outside To the rear of the property is a private garden, providing valuable outdoor space for relaxing, entertaining or outdoor dining. The property also offers scope for further enhancement, with the previous owner having obtained planning permission for a rear extension (now expired), offering buyers the opportunity to reapply and expand the living space further, subject to planning approval. Extending the property could significantly enhance both future resale value and rental income potential, making this an attractive opportunity for buyers seeking long-term value. Investment Potential The property is currently licensed as a 4-bedroom HMO, making it attractive to buy-to-let investors seeking a ready-configured property in a strong rental location. Greenwich remains one of South East London’s most desirable rental areas, attracting professionals working in Canary Wharf, the City and Central London. The layout of the property, with multiple bathrooms and generous room sizes, is particularly appealing for professional tenants. Location Farmdale Road is situated within the highly desirable Greenwich SE10 area. Nearby transport links include: Maze Hill Station Westcombe Park Station Both provide convenient rail services into London Bridge, Cannon Street and central London. The property is also within easy reach of: Greenwich Park Greenwich town centre Shops, cafés and restaurants Local schools and everyday amenities This combination of excellent transport connections, green spaces and strong local amenities makes the area highly desirable for both families and professionals. Summary Farmdale Road presents a rare opportunity to acquire a flexible property that works equally well as a spacious family home or an income-producing investment, with future potential to extend and add value, in one of South East London’s most popular residential locations. Early viewing is highly recommended. Property Type: End of Terrace Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: E Measurement:1173.27 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Permit, On street Heating Type: Gas Central Heating Chain Sale or Chain Free:Chain free ----------
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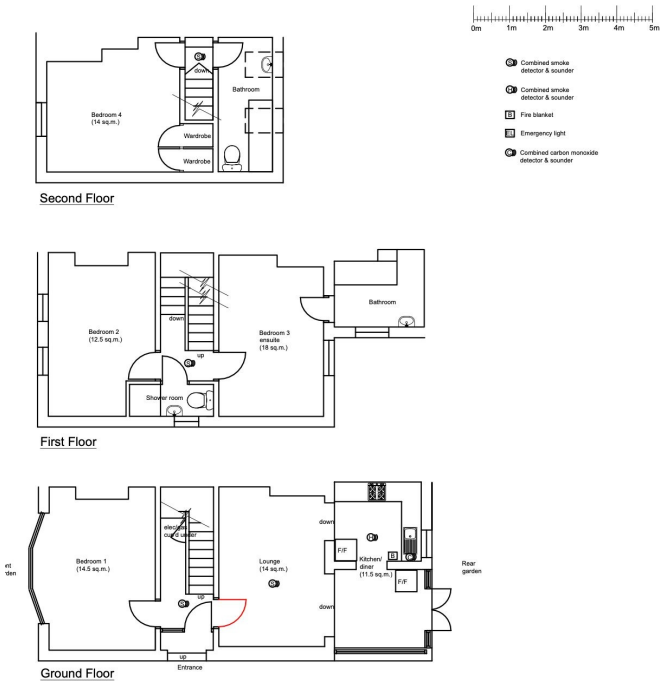
4
Bed Room(s)

3
Bath Room(s)

1
Living Room(s)

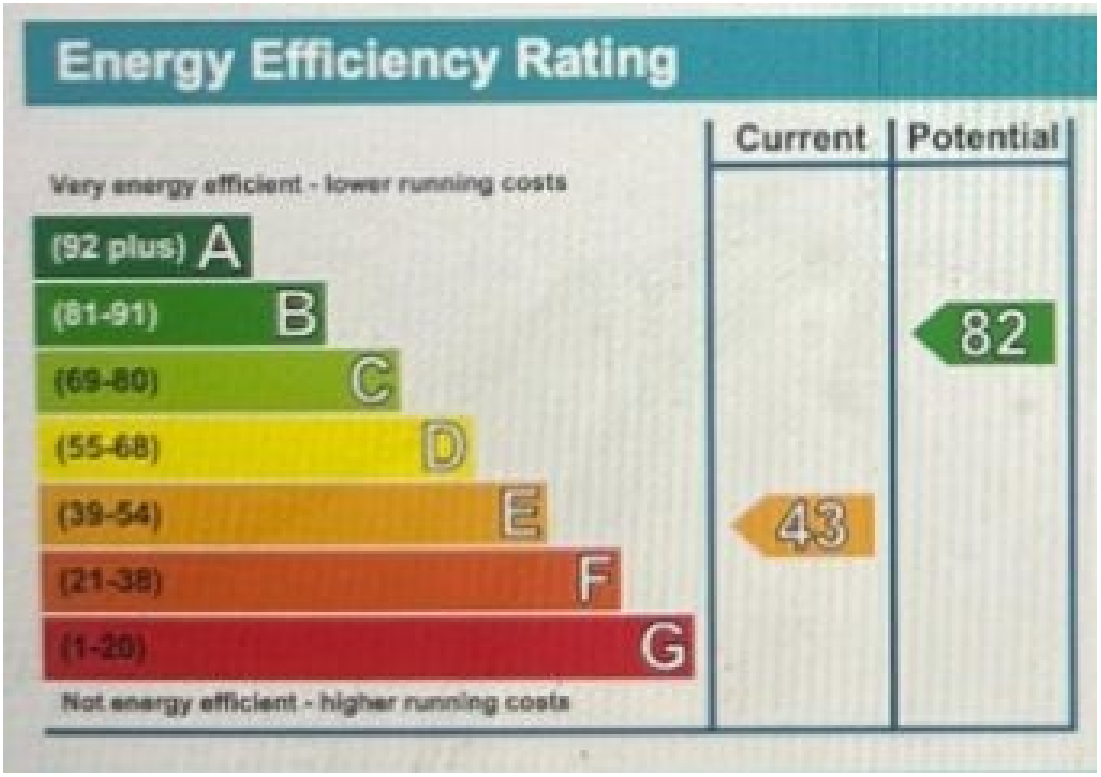
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
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