

Plymouth Wharf, E14

GUIDE PRICE

£950,000

- End-of-terrace home
- Gated riverside development
- South-facing garden
- Separate utility room
- Two parking spaces
- Additional integral garage
- EV charger
- Direct Thames Path access
- Loft conversion potential
- Share of freehold



With the Thames Path just beyond the development's rear gate, a south-facing garden and a welcoming community of longstanding residents, this four-bedroom home at Plymouth Wharf offers a quieter side of London life.

Set within a gated riverside development, the end-of-terrace house combines bright, sociable living space with a flexible layout over three floors. There is room to come together, space to work from home and the option of giving guests or older children a floor of their own. Two parking spaces outside, an integral garage and an EV charger add to its everyday practicality.

The first floor is the heart of the home. An open-plan kitchen, dining and living room brings everyone together, whether for breakfast before school, a relaxed evening or lunch with friends. An additional side window draws light into the room, while glazed doors open onto a full-width, south-facing balcony overlooking the garden.

The kitchen is arranged around a breakfast bar, with quartz worktops, generous storage and an AEG hob and double oven. There is space for a proper dining table, with the sitting area beyond, allowing cooking, conversation and family life to share one floor comfortably.

Downstairs, a bedroom with an en suite shower room opens directly onto the garden through French doors. It is a particularly useful part of the layout, offering a welcoming guest room or greater independence for an older child or visiting family. A separate utility room, also with garden access, keeps laundry and household storage away from the main living space.

The south-facing garden provides space for outdoor meals, a morning coffee or an afternoon in the sunshine. Paving and artificial lawn make it easy to maintain, while a retractable awning provides shade over the seating area. There is also a garden storage shed and convenient side access.

On the top floor are three further bedrooms and a family bathroom. The principal bedroom has fitted wardrobes and its own en suite shower room with underfloor heating. Another bedroom also benefits from fitted wardrobes, while the fourth is currently used as a home office.

Above the top floor is a substantial loft, currently providing excellent storage, with scope to explore creating further bedrooms as the family's needs change. Other homes within Plymouth Wharf have already converted their lofts, providing a precedent within the development. Any conversion would be subject to the necessary consents and confirmation of structural suitability.

The owners have steadily improved the house over their time here, replacing windows and external doors, modernising the kitchen and bathrooms and upgrading the heating. Engineered wood and tiled flooring throughout much of the house create a practical finish suited to everyday family life.

The setting is an important part of its appeal. Plymouth Wharf has beautifully maintained communal grounds, mature planting and an established residential community, with many owners having lived here for years. Recent estate works have included roof maintenance and improvements to the external areas. Vehicle access is gated, visitor parking is available, and the rear pedestrian gate leads directly onto the Thames Path for walks beside the river.

Offered with a share of freehold, the house has an estate charge of approximately £2,100 per year, covering buildings insurance, roof maintenance, external repairs and the upkeep of the communal grounds.

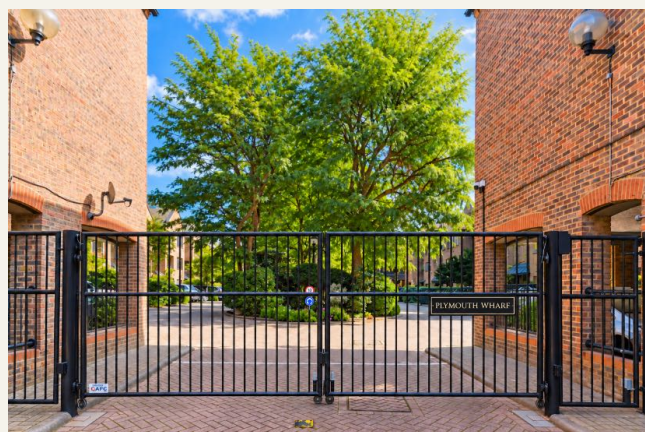
A home with space to grow into, useful flexibility and a riverside setting to enjoy every day.

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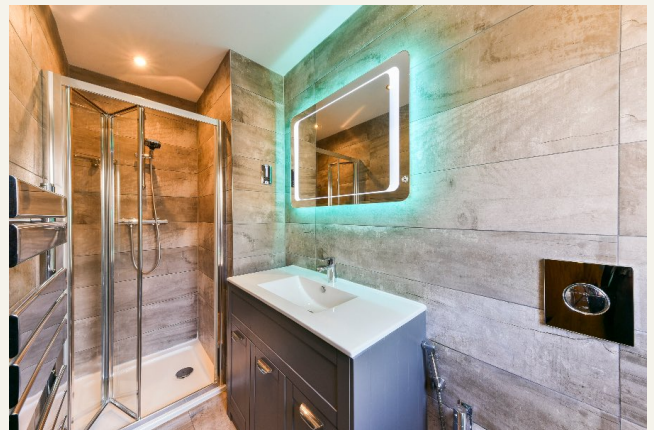


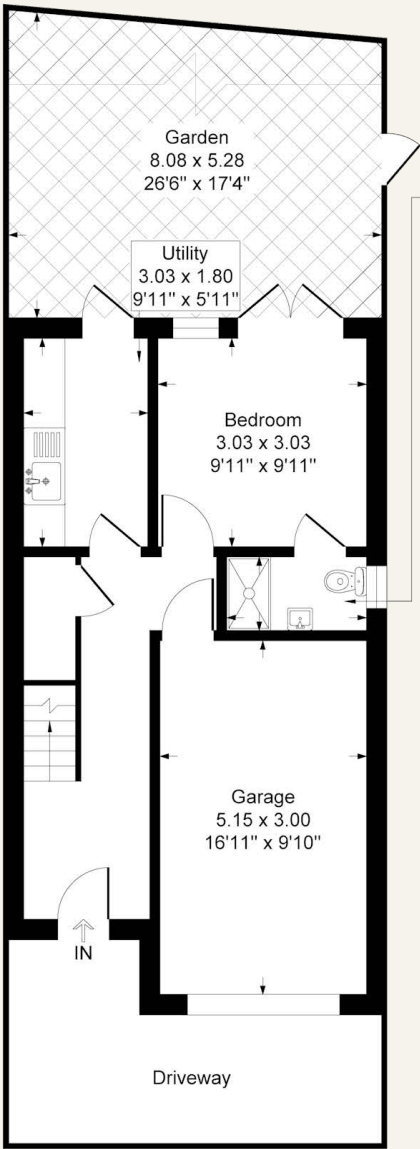
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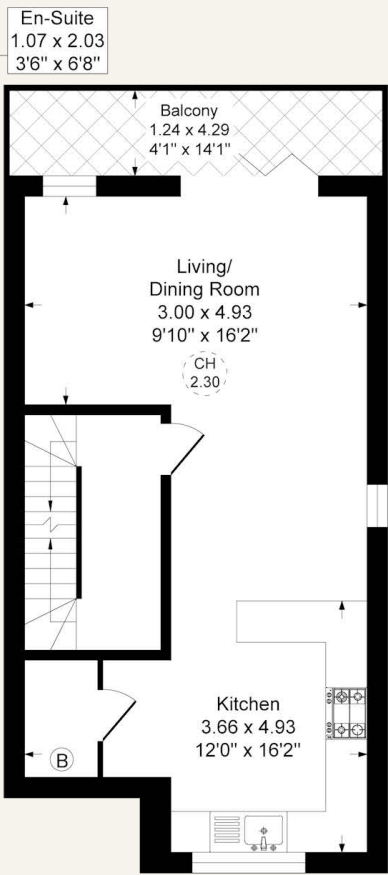
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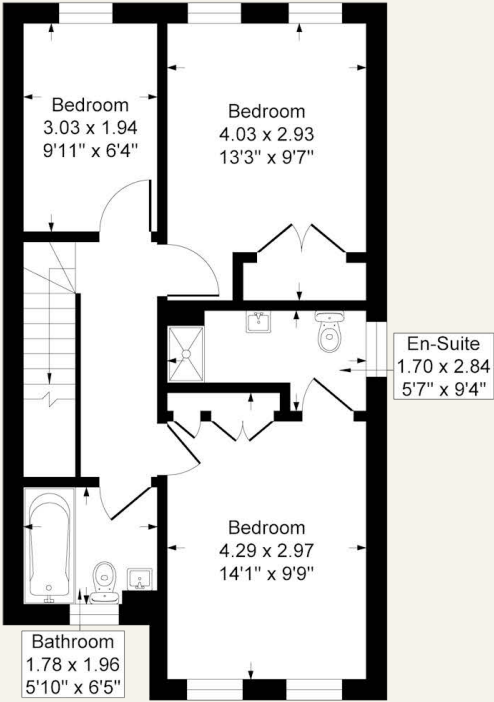




Ground Floor



First Floor



Second Floor

For illustration purposes only. Could not be to scale. One-London aims to ensure accuracy but is not liable for any discrepancies.



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Charles Jordan believes the best property advice starts with understanding the person, not the property. With more than 17 years' experience across London property, Charles has handled everything from prime apartments and family homes to new developments, country houses and highly complex transactions. That breadth of experience, combined with long-standing relationships with some of the industry's best agents, solicitors and advisers, allows him to see routes through deals that others can miss.

Known for his calm approach, straight-talking advice and relentless determination, Charles believes there is almost always a way forward when the right property and the right buyer come together. He is patient, creative and never afraid to think differently to get a transaction over the line.