
HARVEY &
WHEELER
ESTABLISHED 1855
24 Pond Mead
Village Way
Dulwich SE21





Occupying a peaceful and secluded position on a private road off Village Way within the Dulwich Estate, this generously proportioned three-bedroom ground floor apartment is ideally located for the amenities of Dulwich Village and Herne Hill, as well as a number of highly regarded schools.

Extending to approximately 1,036 sq ft (96.24 sq m), the property enjoys a leafy setting, complemented by mature communal greenery, with the added benefit of private access.

The well-proportioned accommodation is approached via an entrance hall, which gives access to a large walk-in cloakroom and a separate WC. The spacious dual-aspect, L-shaped reception room forms the heart of the apartment, with French doors opening onto the landscaped communal gardens, and is complemented by a separate fitted kitchen. There are three well-proportioned bedrooms, including a principal bedroom with a walk-in wardrobe, while the two further bedrooms benefit from fitted wardrobes. A family bathroom completes the accommodation.

Offered chain-free, the apartment combines well-proportioned accommodation with attractive views across the landscaped communal grounds, creating a peaceful and secluded setting.

North Dulwich station, with services to London Bridge, is approximately 150 metres away. Local bus services from Red Post Hill include the P4 to Brixton, the 37 to Clapham Junction via Brixton, and the 42 to Liverpool Street.

The lease was granted for 148 years from 11 June 2004. The service charge is approximately £426 per quarter as of September 2026.

Leasehold. EPC Rating C. Council Tax Band E.

ACCOMMODATION

3 Bedrooms	Spacious dual aspect L-shaped reception room
Walk-in wardrobe	Separate fitted kitchen
Bathroom	Entrance hall with walk-in cloakroom
Additional separate WC	Direct access to well-maintained communal gardens
Fitted wardrobes	Garage and non-allocated parking space

£750,000

















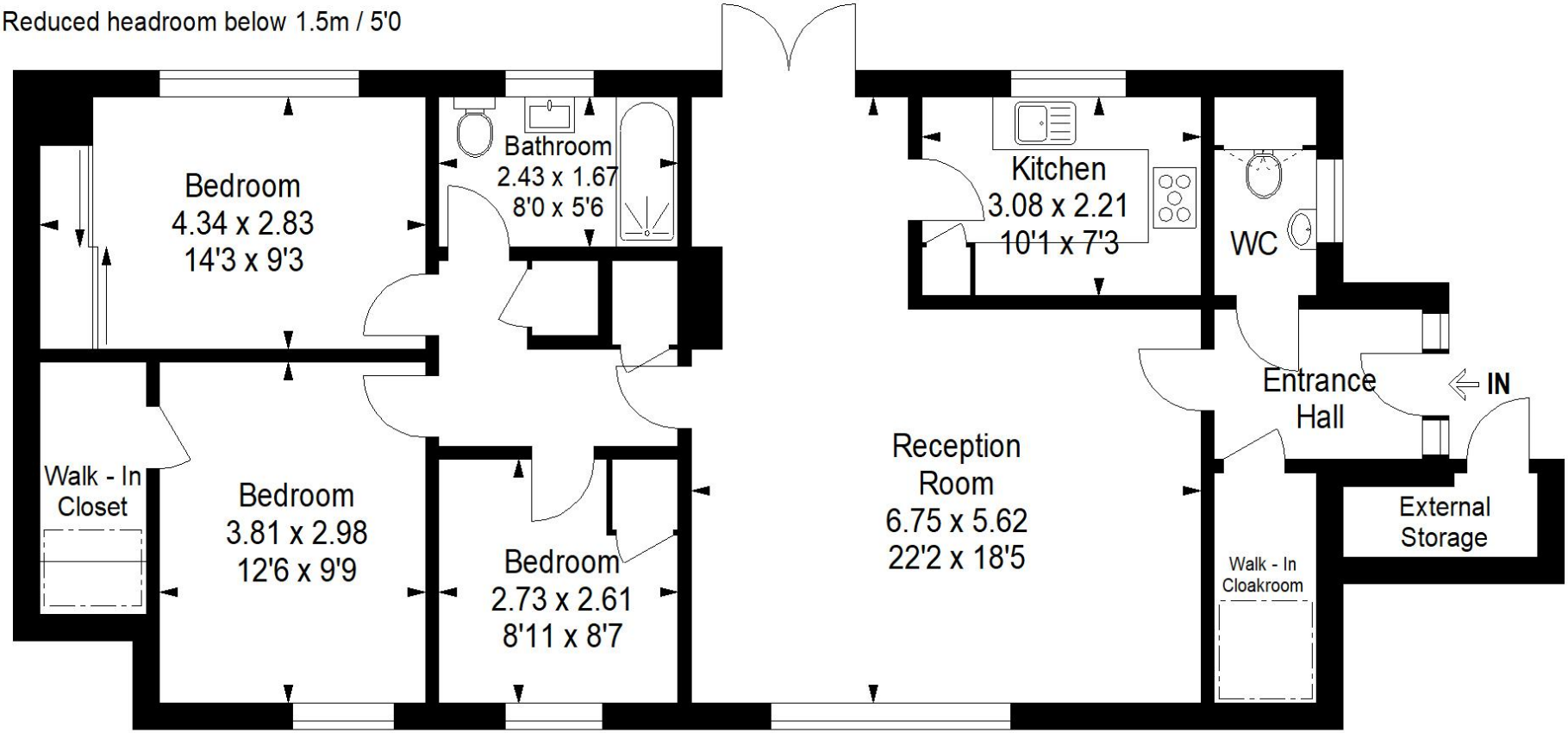




Village Way, SE21

Approximate Gross Internal Area = 96.24 Sq m / 1036 Sq ft
(Excluding External Storage)

= Reduced headroom below 1.5m / 5'0



Ground Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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