

**HARVEY &
WHEELER**
ESTABLISHED 1855

POND COTTAGES
DULWICH, SE21 7LE



Grade II listed two bedroom terraced cottage in one of the most attractive locations in Dulwich with views towards the Old Mill Pond and Dulwich College. Situated in a picturesque and historic terrace dating from the 18th and early 19th centuries off College Road, Pond Cottages is well located for all the amenities of Dulwich including the Village, Dulwich Park and The Dulwich Picture Gallery.

The Gross Internal Area is approx. 613 sq ft (56.93 sq m) comprising two reception rooms, kitchen and bathroom on the ground floor and on the first floor two bedrooms. South east facing garden at the rear approx 30'4 x 16'11 (9.24 x 5.16m), and a small front garden at the entrance of the property.

We understand that the residents of Pond Cottages benefit from complimentary membership of the neighbouring Dulwich College Sports Club.

The nearest stations being West Dulwich (Victoria, Blackfriars) about 0.5 mile, and North Dulwich Station (London Bridge) is about 1 mile from the property.

EPC Rating (D)

ACCOMMODATION

Views towards the Old Mill Pond and Dulwich College

Grade II listed

2 Reception rooms

2 Bedrooms

Bathroom

Kitchen

Front garden

South east facing rear garden

£695,000







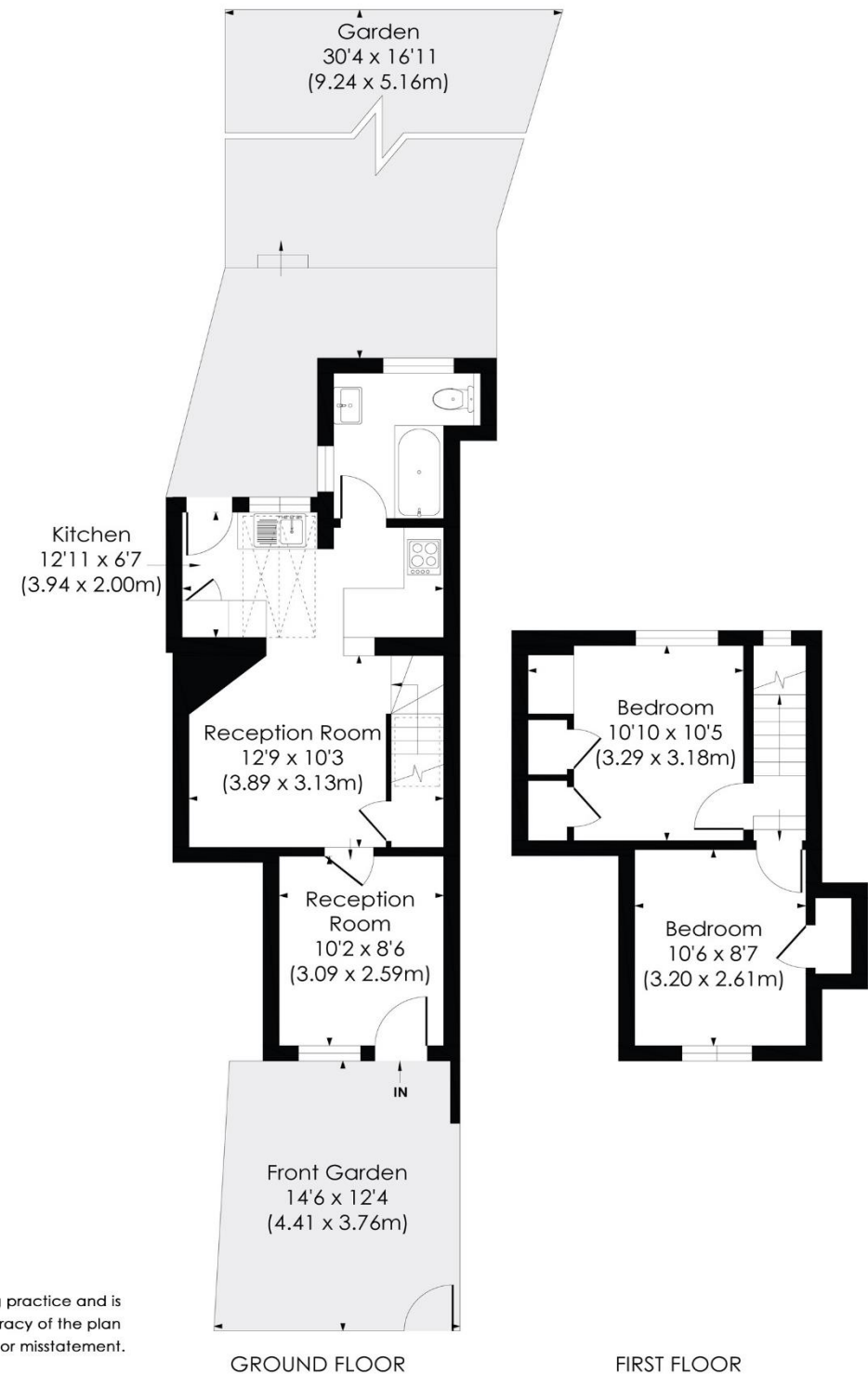




POND COTTAGES, SE21

Approx. Gross Internal Floor Area

613 Sq. ft/56.93 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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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