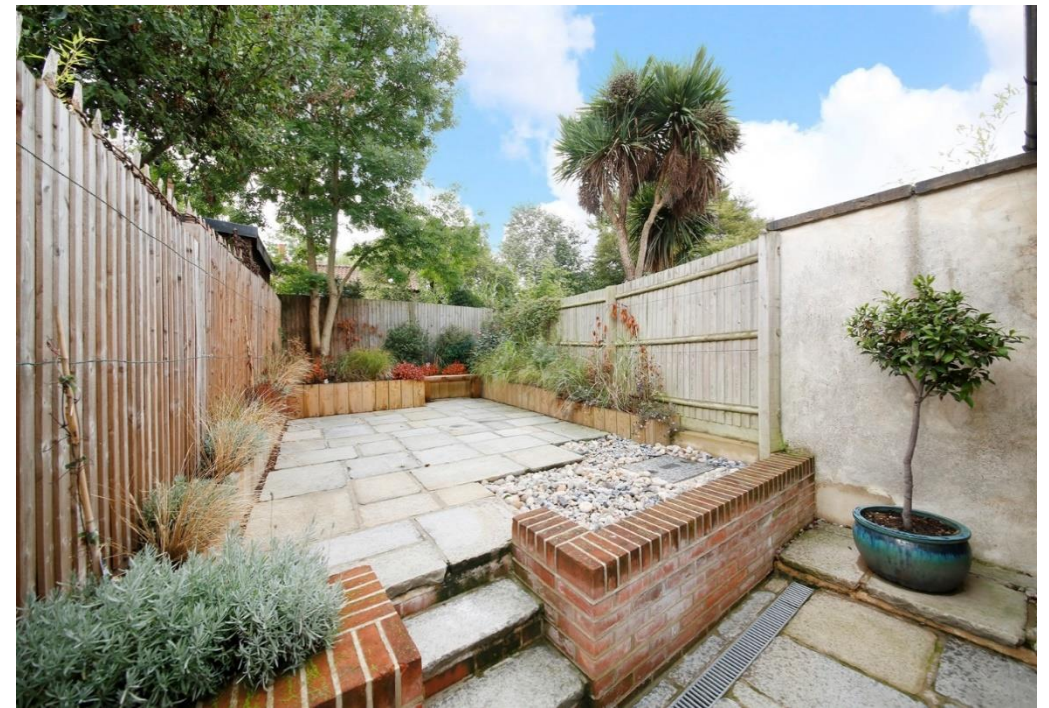




Pond Cottages, SE21  
£699,950

020 8702 8111  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- A unique II listed 2 bedroom cottage
- Thoughtfully renovated and upgraded to an extremely high standard
- 2 bedroom
- Front reception/ study
- Rear reception, re- fitted bathroom
- Modern bathroom
- Lovely 38' landscaped rear garden
- Beautifully presented throughout
- Central location close to the village
- Offered with no onward chain

# In detail

Rarely available to the market a unique Grade II listed cottage, occupying an enviable position overlooking Mill Pond. This unique property has been thoughtfully renovated and upgraded by the current owner to an extremely high standard creating a beautifully presented interior. The front door opens to a reception/study overlooking the front garden. This leads through to the main reception room and re-fitted kitchen. There is also a re-fitted bathroom to the rear of the house. On the first floor there are two bedrooms, both with built in storage. To the rear there is a delightful private garden measuring 38'.

Pond Cottages are well located just a short walk from Dulwich Village with its excellent schools, cafes and restaurants and popular park. Rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and North Dulwich (London Bridge) stations. Residents of Pond Cottages receive 2 complimentary memberships to the Dulwich College gym (situated within 100 yards). The property is offered chain free and early viewing is advised. (EPC: D)

# Floorplan

## Pond Cottages, SE21

Approximate Gross Internal Area  
Ground Floor = 34.3 sq m / 369 sq ft  
First Floor = 21.3 sq m / 229 sq ft  
Total = 55.6 sq m / 598 sq ft



Copyright www.pedderproperty.com © 2018  
These plans are for representation purposes only as defined by  
RICS - Code of Measuring Practice. Not drawn to Scale. Windows  
and door openings are approximate. Please check all dimensions,  
shapes and compass bearings before making any decisions  
reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.