



Pond Road
Blackheath | London | SE3 9JL

FINE & COUNTRY

POND ROAD

Set within the prestigious and private Cator Estate, this exceptional Grade II listed Georgian family home offers over 5,000 sq ft of beautifully appointed living space. Combining period character with high-quality modern finishes, the property presents an outstanding opportunity in one of Blackheath's most sought-after addresses.

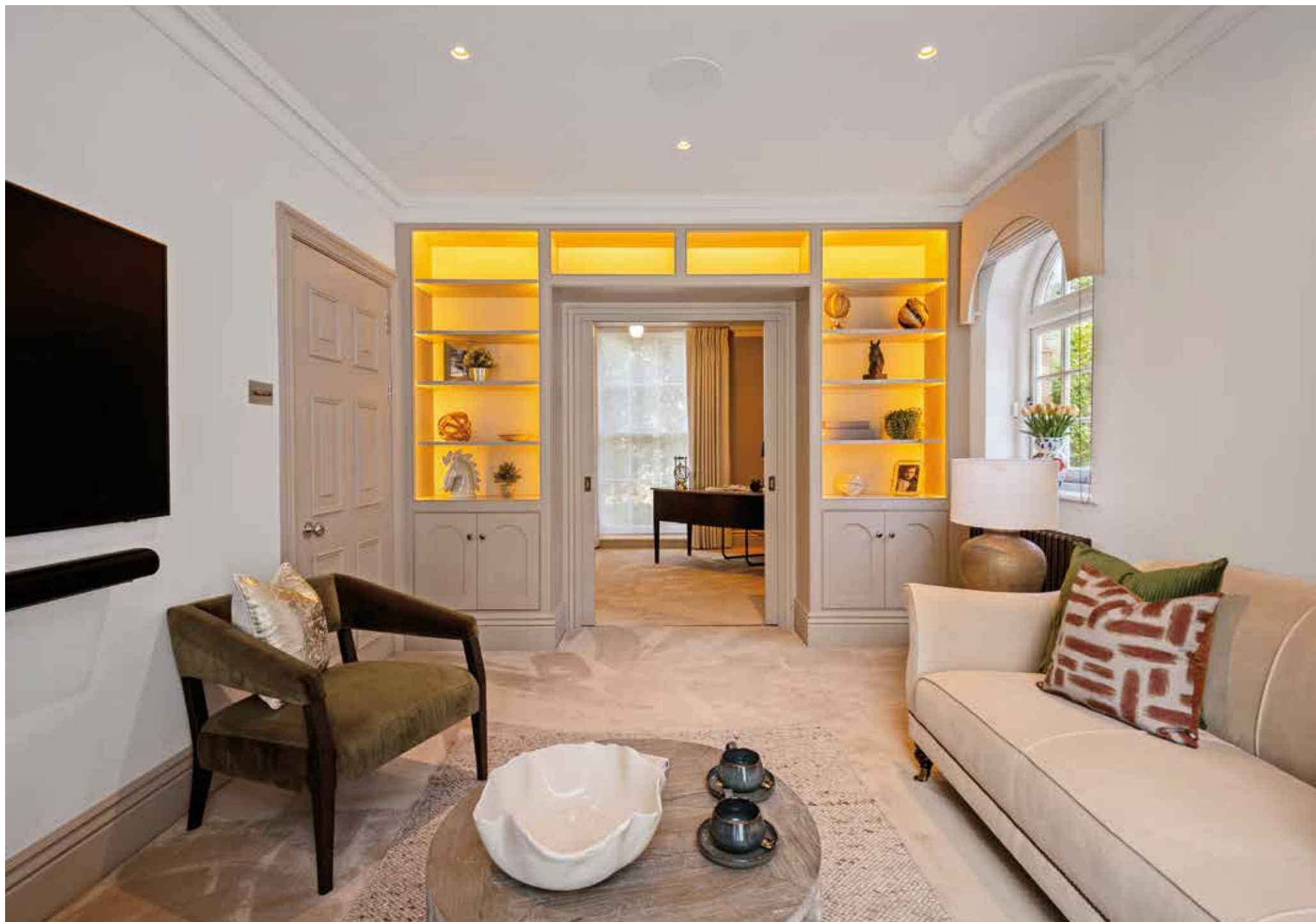
The accommodation is arranged over generous proportions, featuring six bedrooms and three bathrooms, complemented by elegant reception rooms and a bespoke kitchen designed for both family life and entertaining. A gymnasium and double garage add to the lifestyle appeal, while the house opens out onto a substantial landscaped garden, ideal for relaxation and outdoor gatherings.

This remarkable home enjoys a tranquil setting with excellent access to Blackheath Village and its array of shops, cafés and dining options. Renowned schools and swift transport links into Canary Wharf, the City and central London further enhance its desirability. Offered with no onward chain, 10 Pond Lane represents a rare chance to acquire a landmark residence in this highly regarded location.











Seller Insight

“It was the beauty of the house and its wonderful position on the Cator Estate that first drew us in,” say the owners of this elegant Grade II-listed Georgian home in Blackheath. “We used to walk past and admire it long before we had the opportunity to make it our own. It offered everything we wanted for our growing family – space, privacy, beautiful gardens and easy access to London’s schools, shops and transport.”

Dating from around 1830, the house is laid out over five floors and has been carefully restored and maintained by the current owners. “We’ve completely refurbished the bathrooms, refitted the kitchen, redecorated throughout and upgraded the heating, plumbing and security — all the things you don’t always notice at first but make day-to-day life so much easier and more enjoyable,” they explain. “We’ve loved blending the period character with modern comforts to create a house that really works for family living.”

Offering an excellent number of rooms all serving different purposes and great flexibility, the owners say, “The layout is perfect for family life. Having the children’s bedrooms all together and our space separate works so well. And we love being able to drive straight into the garage and access the house — it just makes life easier when arriving home with arms full of shopping or late with young children.” The rear garden has been thoughtfully landscaped to provide a private, peaceful retreat with mature planting, including apple trees, lawn and well-designed areas for relaxing, playing and entertaining. “We’ve created spaces for everyone — a play area for the children, a decked terrace for alfresco dining, and beautiful garden lighting that makes it a magical space in the evenings.

Beyond the gates, the Cator Estate is a quiet, friendly and much sought-after enclave of Blackheath. “It’s a wonderful community — warm, welcoming and full of character. We’ve loved the proximity to great coffee shops, schools, parks and weekend walks across the Heath. The Christmas Eve Donkey Parade, Halloween trick-or-treating and local concerts are all little things we’ll really miss.”

Transport links are excellent, with trains from Blackheath to central London, the new Superloop bus, Lewisham DLR and riverboat connections at nearby Greenwich. “Blackheath really offers the best of London life but with a village atmosphere.”

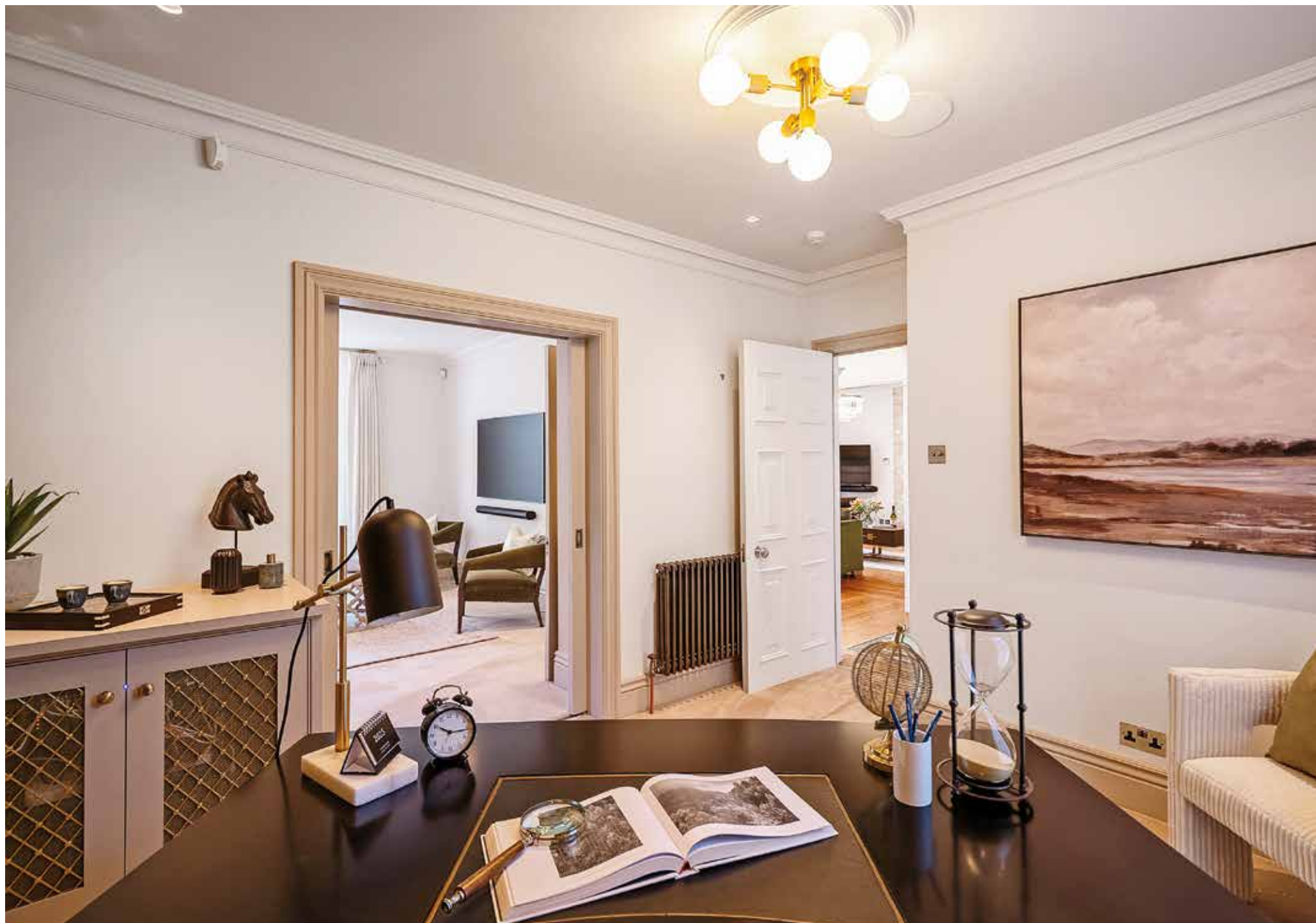
“It’s a house full of light and warmth. Somewhere people want to gather. We’ve loved every minute of living here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



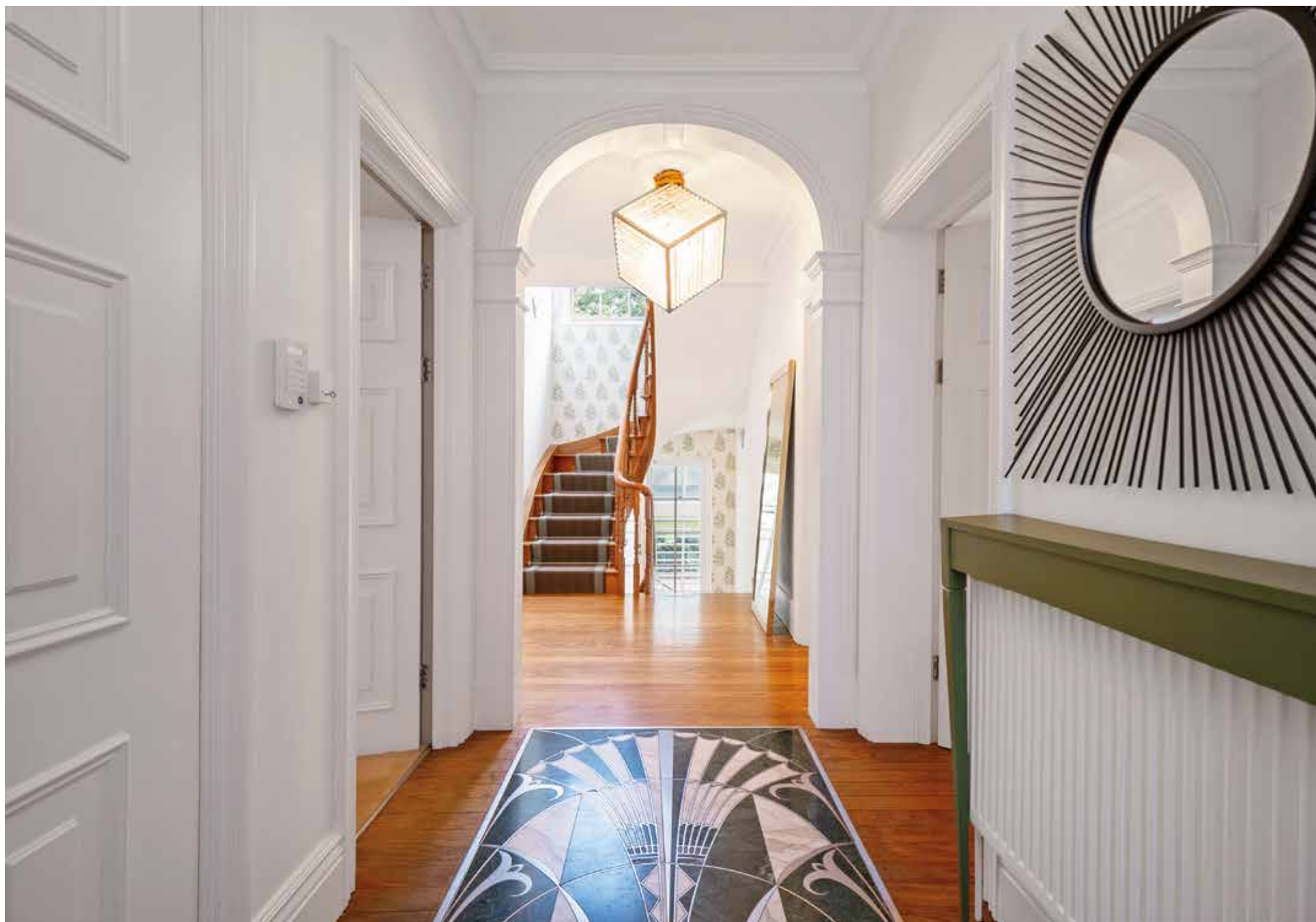




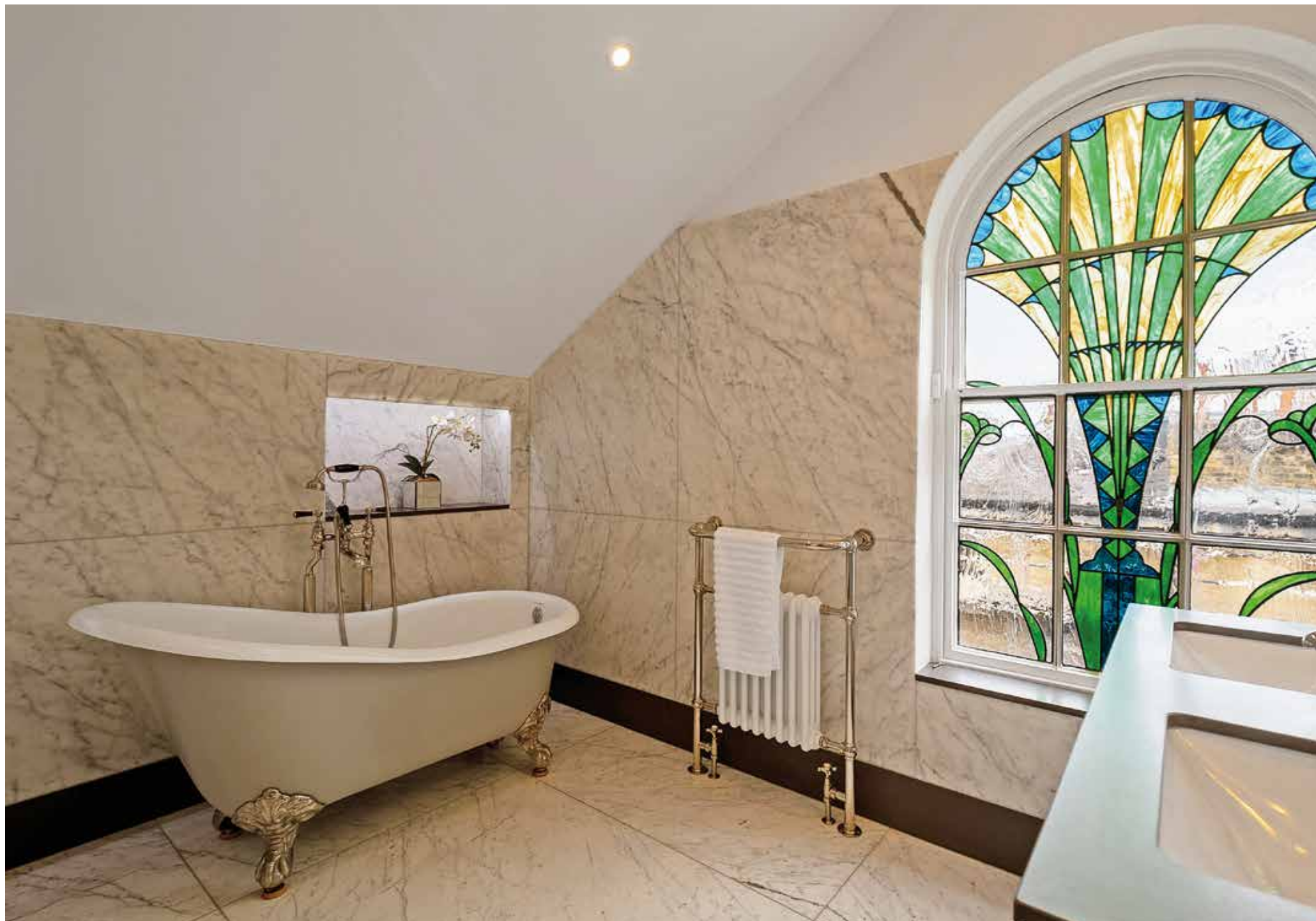




















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10 POND ROAD, BLACKHEATH, LONDON SE3 0SS



APPROXIMATE GROSS INTERNAL AREA: 5090 sq ft, 473m²
 REDUCED HEADROOM : 181 sq ft, 17m²
 TOTAL AREA: 5270 sq ft, 490m²

Tenure: Freehold
 Council Tax Band: H





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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