



12 Pond Road SE3 9LJ



Impressive and extremely rare Grade II Listed Detached Georgian Family home located on one of the most sought after roads on the private Cator Estate.

Arranged over four floors with currently 4,210 sq.ft of beautifully planned and proportioned living space plus full planning permission granted for an

additional 1400 sq.ft. providing a magnificent open kitchen dining and family space to the ground floor and a cinema room and laundry to the lower ground.

There is a beautifully secluded mature rear garden of some 120' with a summer house and an indoor/outdoor swimming pool. The large gated front driveway provides ample off road secure parking.





## Ground Floor

- Entrance Reception
- Three Reception Rooms

## Lower Ground Floor

- Open Kitchen Dining and Family Room
- Large Laundry
- Cloakroom
- Boot Room

## First Floor

- Large Landing
- Master Bedroom Ensuite Bathroom and Dressing Room
- Bedroom Two and Bathroom

## Top Floor

- Three Double Bedrooms
- Family Bathroom

## Coach House

Currently a separate living space of open plan kitchen/Living Room, Bedroom and Bathroom. This would be replaced with the proposed extension.

In addition to the extension there is further planning to reorganise the Master Suite and to incorporate a fourth bathroom to the top floor.

## Exterior

- Over a ¼ acre plot with secluded rear garden with summer House and Indoor/Outdoor pool
- Large Gated driveway to the front



# Pond Road, SE3

Approximate Gross Internal Area

House = 390.1 sq m / 4199 sq ft

Summer House = 15.3 sq m / 164 sq ft

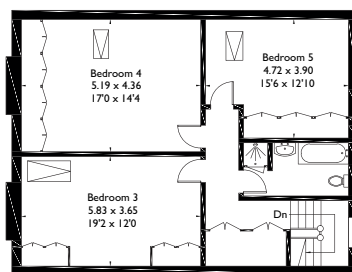
Swimming Pool = 69.5 sq m / 748 sq ft

Total = 474.9 sq m / 5111 sq ft

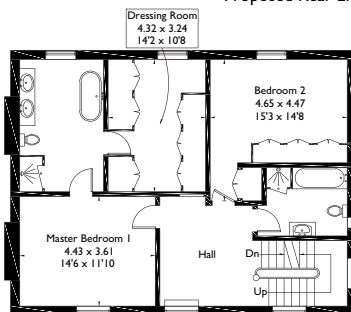
Proposed Extensions = 130.2 sq m / 1401 sq ft



Proposed Rear Elevation

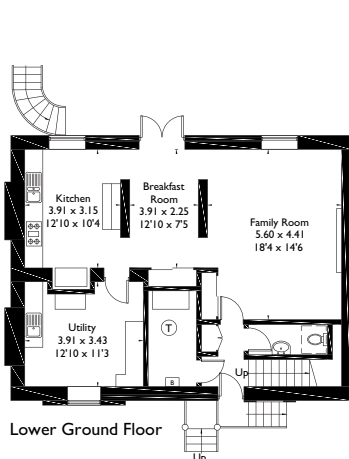
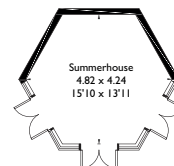
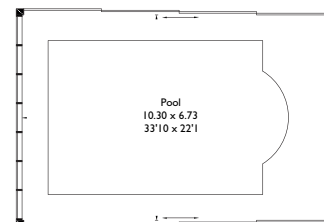


Second Floor

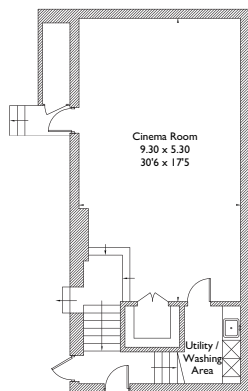


First Floor

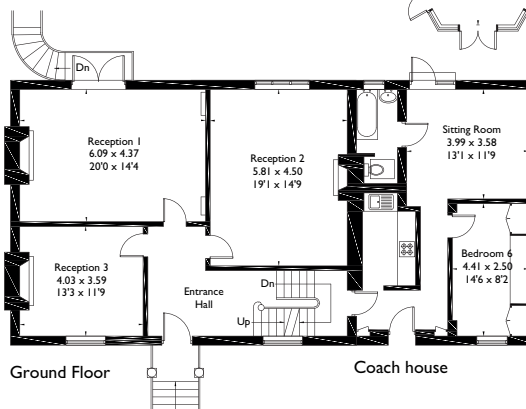
(Not Shown In Actual Location / Orientation)



Lower Ground Floor

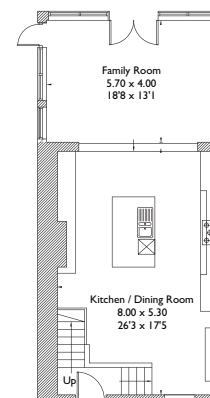


Proposed Extension

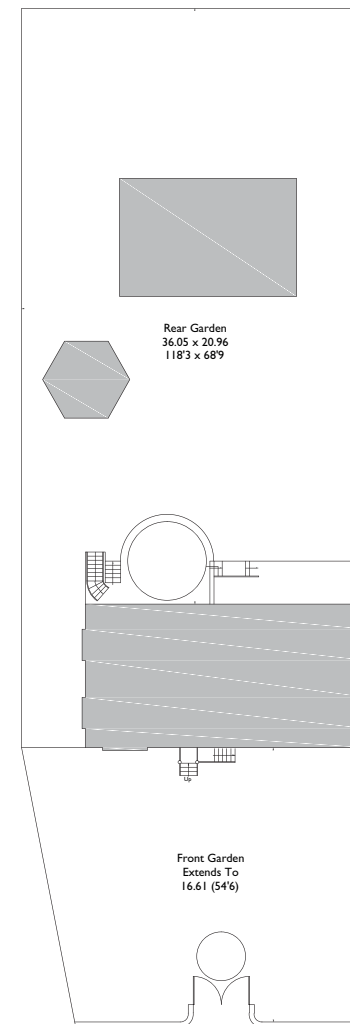


Ground Floor

Coach house



Proposed Extension



(Not to Scale)  
Site Plan

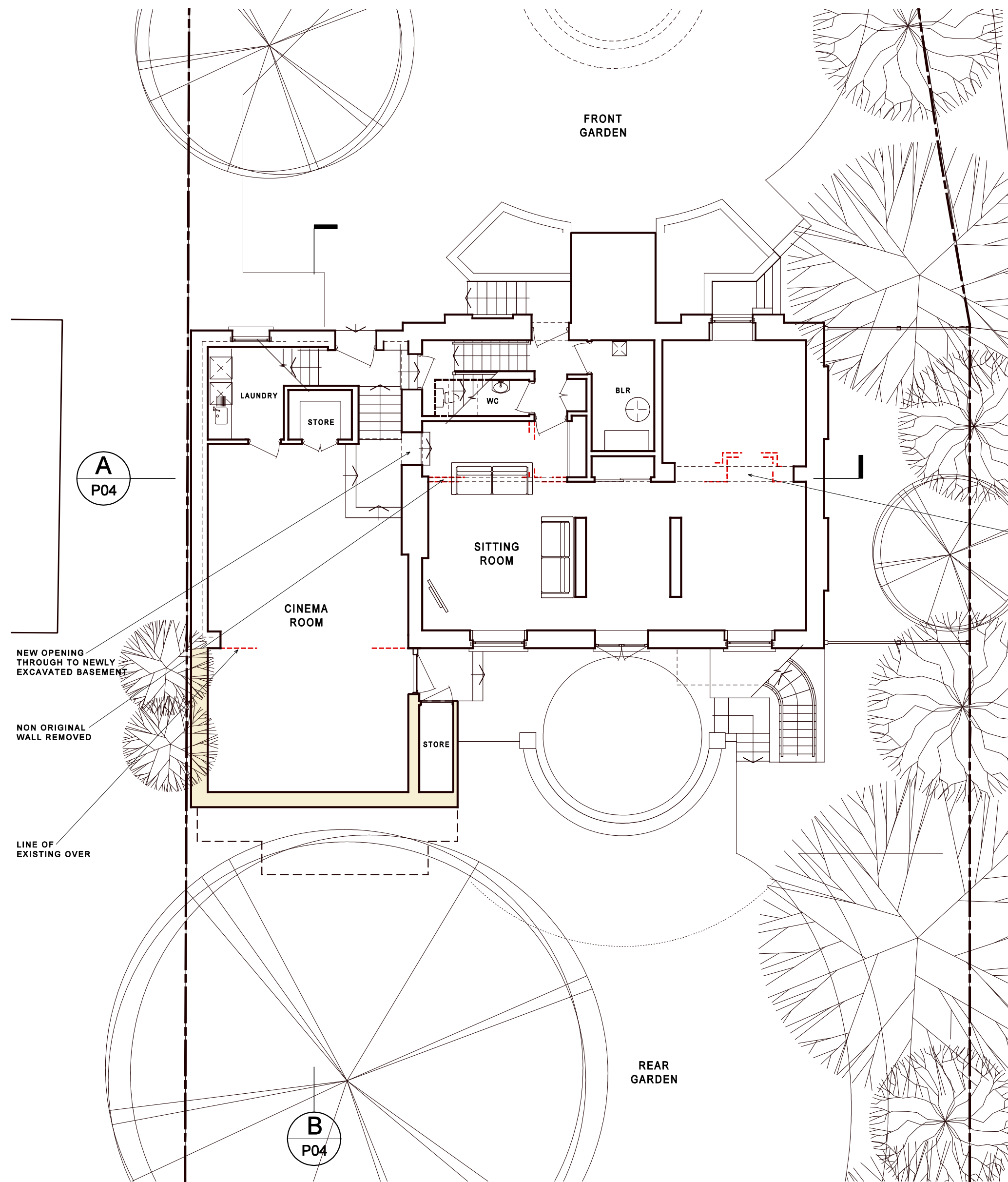
KERSHAW'S

T. 020 8297 2922  
M. 07946 384769  
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W. [kershaws.online](http://kershaws.online)

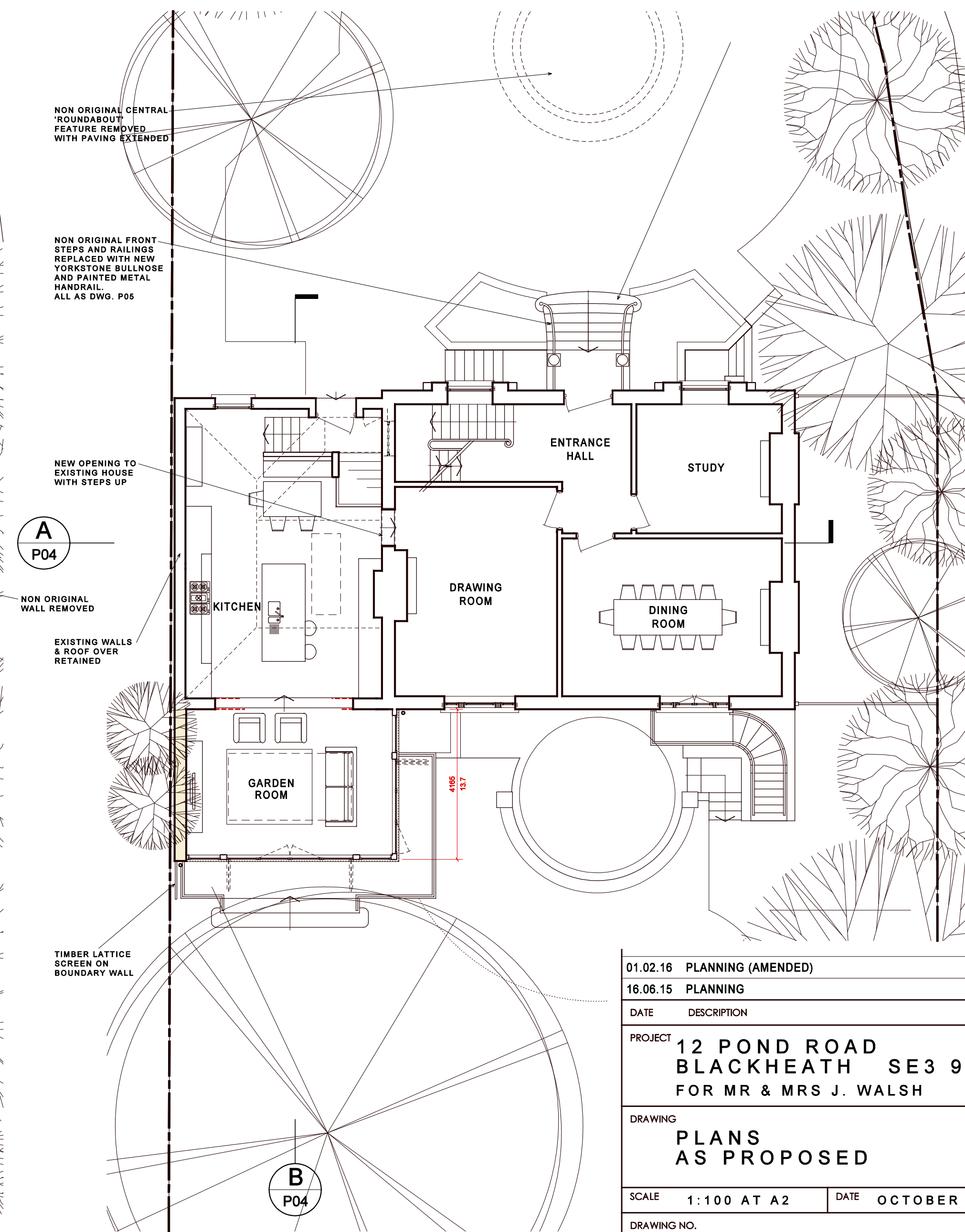
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VIEWING ARRANGEMENTS STRICTLY THROUGH KERSHAW'S ON 0208 297 2922





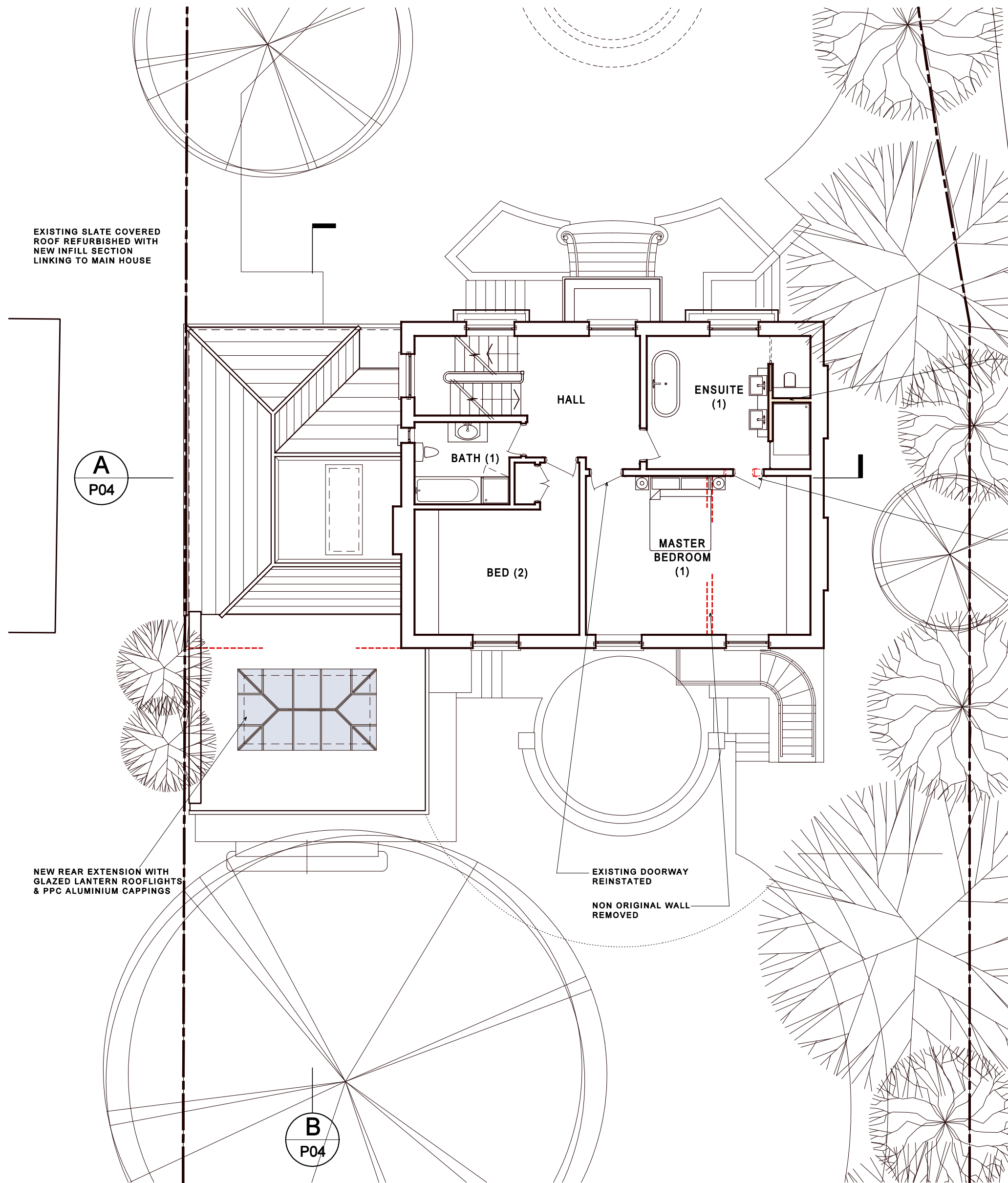
LOWER GROUND FLOOR PLAN  
AS PROPOSED 1 : 100



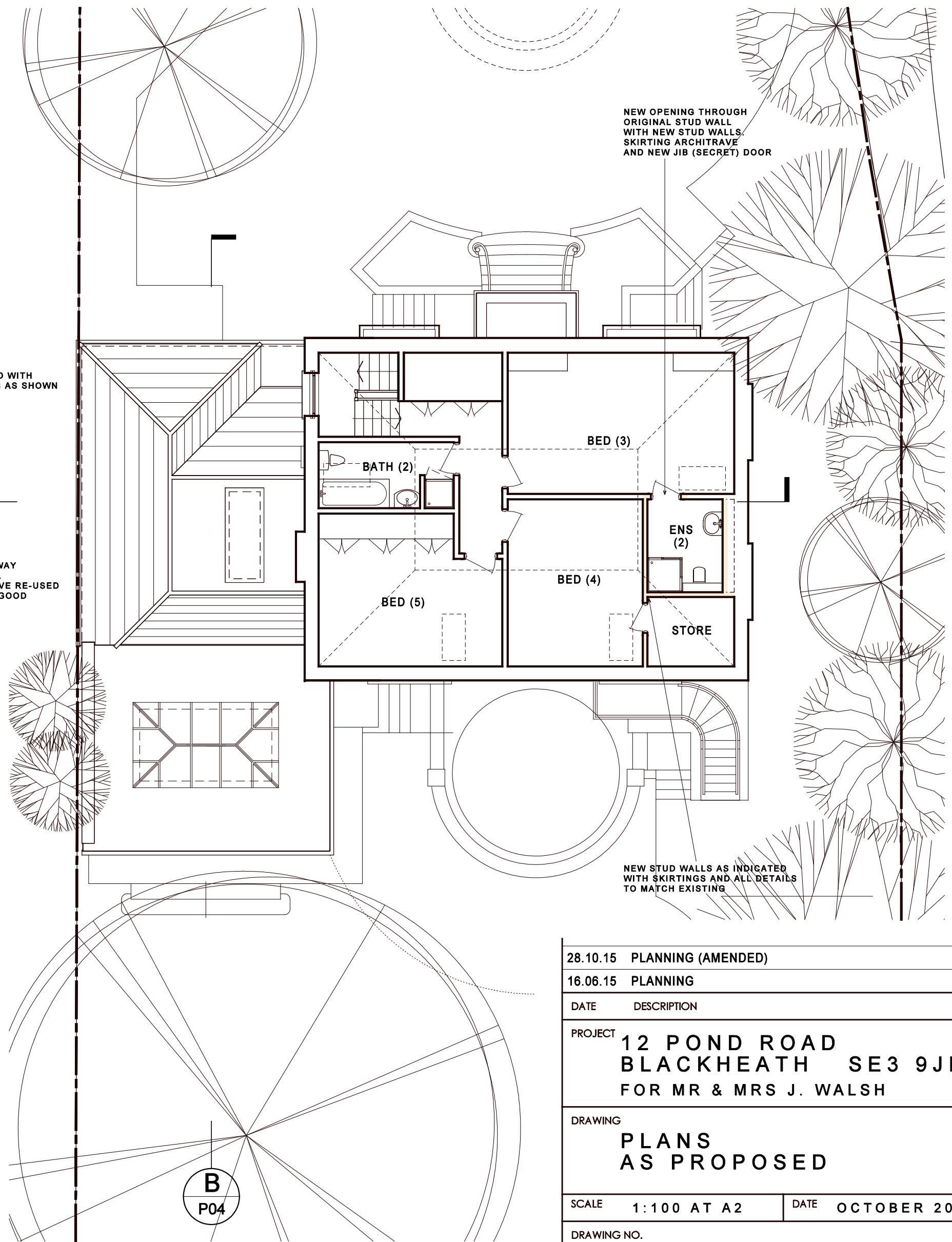
RAISED GROUND FLOOR PLAN  
AS PROPOSED 1 : 100



01.02.16	PLANNING (AMENDED)	C
16.06.15	PLANNING	B
DATE	DESCRIPTION	REV
PROJECT 12 POND ROAD BLACKHEATH SE3 9JL FOR MR & MRS J. WALSH		
DRAWING PLANS AS PROPOSED		
SCALE	1:100 AT A2	DATE OCTOBER 2014
DRAWING NO. 3 5 4 . P 0 1 ( C )		
neal tuson architects chartered architects & designers 11 Blackheath Village Blackheath London SE3 9LA t 020 8318 5222 e info@ntarch.co.uk		
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FIRST FLOOR PLAN  
AS PROPOSED 1 : 100



SECOND FLOOR PLAN  
AS PROPOSED 1 : 100



28.10.15	PLANNING (AMENDED)	C
16.06.15	PLANNING	B
DATE	DESCRIPTION	REV
PROJECT	12 POND ROAD BLACKHEATH SE3 9JL FOR MR & MRS J. WALSH	
DRAWING	PLANS AS PROPOSED	
SCALE	1:100 AT A2	DATE OCTOBER 2014
DRAWING NO.	3 5 4 . P 0 2 ( C )	
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FRONT ELEVATION (WEST)  
AS PROPOSED 1 : 100

NON ORIGINAL FRONT STEPS AND  
RAILINGS REPLACED WITH YORKSTONE  
BULLNOSE AND PAINTED METAL HANDRAIL  
ON 20mm SQ. SPINDLES.

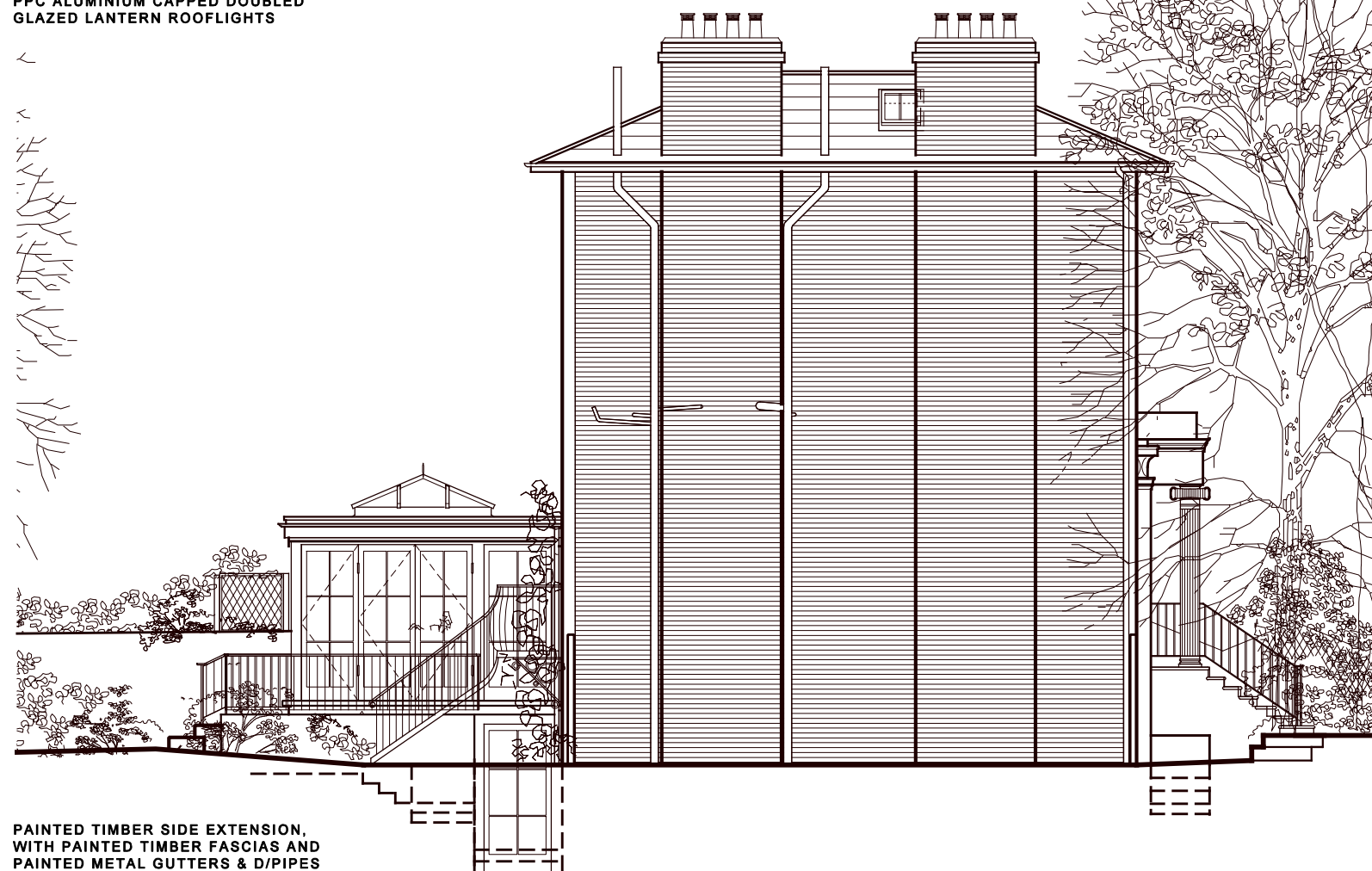


SIDE ELEVATION (SOUTH)  
AS PROPOSED 1 : 100

NEW PAINTED TIMBER TRELLIS ON  
TOP OF EXISTING WALL

EXISTING PAINTED RENDER WITH  
NEW ADJACENT TO MATCH EXISTING

PPC ALUMINIUM CAPPED DOUBLED  
GLAZED LANTERN ROOFLIGHTS



SIDE ELEVATION (NORTH)  
AS PROPOSED 1 : 100

PAINTED TIMBER SIDE EXTENSION,  
WITH PAINTED TIMBER FASCIAS AND  
PAINTED METAL GUTTERS & D/PIPES

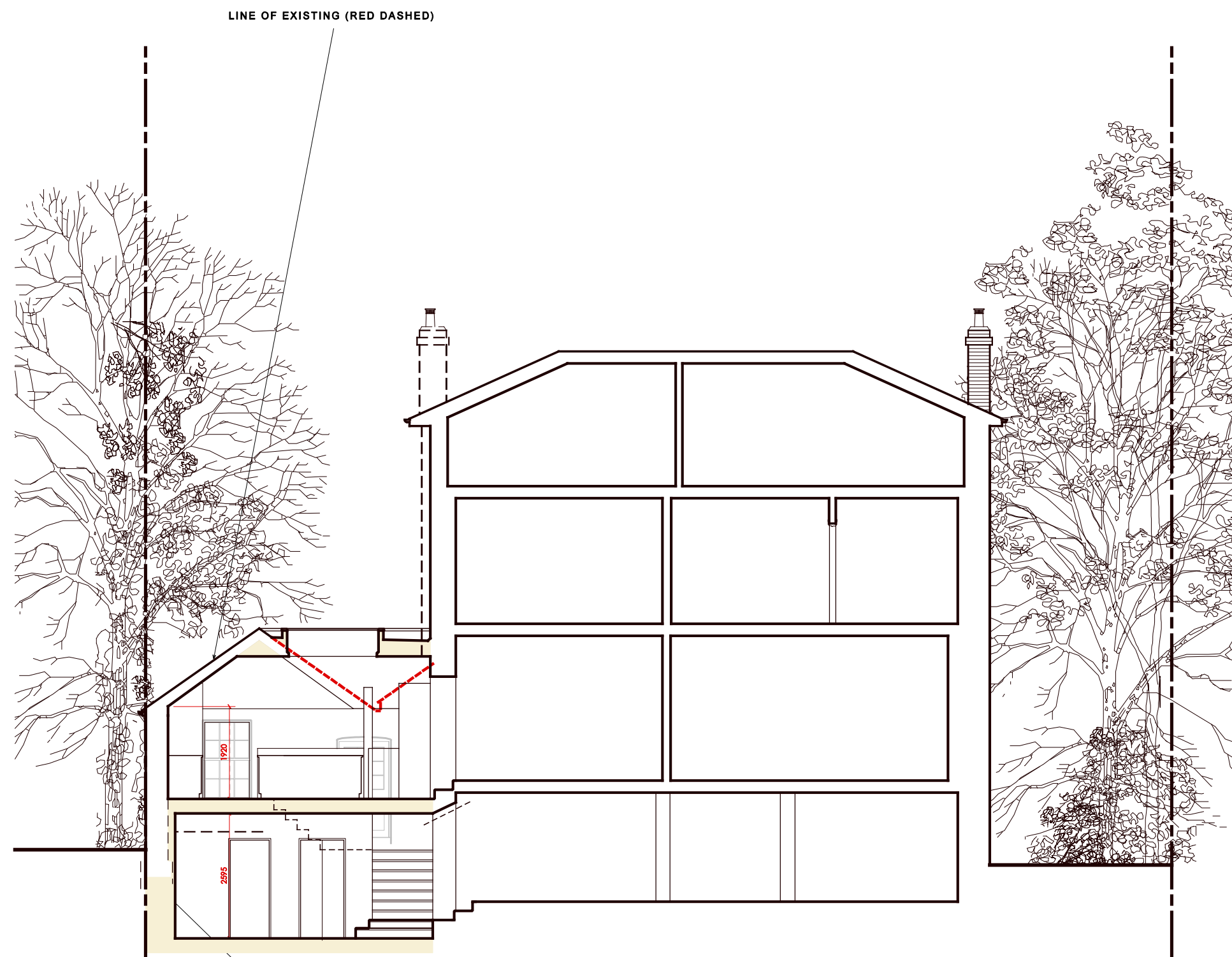


REAR ELEVATION (EAST)  
AS PROPOSED 1 : 100

0 1 2 3 4 5 10m

01.02.16	PLANNING (AMENDED)	C
16.06.15	PLANNING	B
DATE	DESCRIPTION	REV
PROJECT	12 POND ROAD BLACKHEATH SE3 9JL FOR MR & MRS J. WALSH	
DRAWING	ELEVATIONS AS PROPOSED	
SCALE	1:100 AT A2	DATE OCTOBER 2014
DRAWING NO.	3 5 4 . P 0 3 ( C )	
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SECTION A - A  
AS PROPOSED 1 : 100

EXISTING MASONRY TO FLANK WALL RETAINED  
WITH NEW UNDERPINNED RETAINING WALL BELOW  
(NEW STRUCTURE SHADED YELLOW)

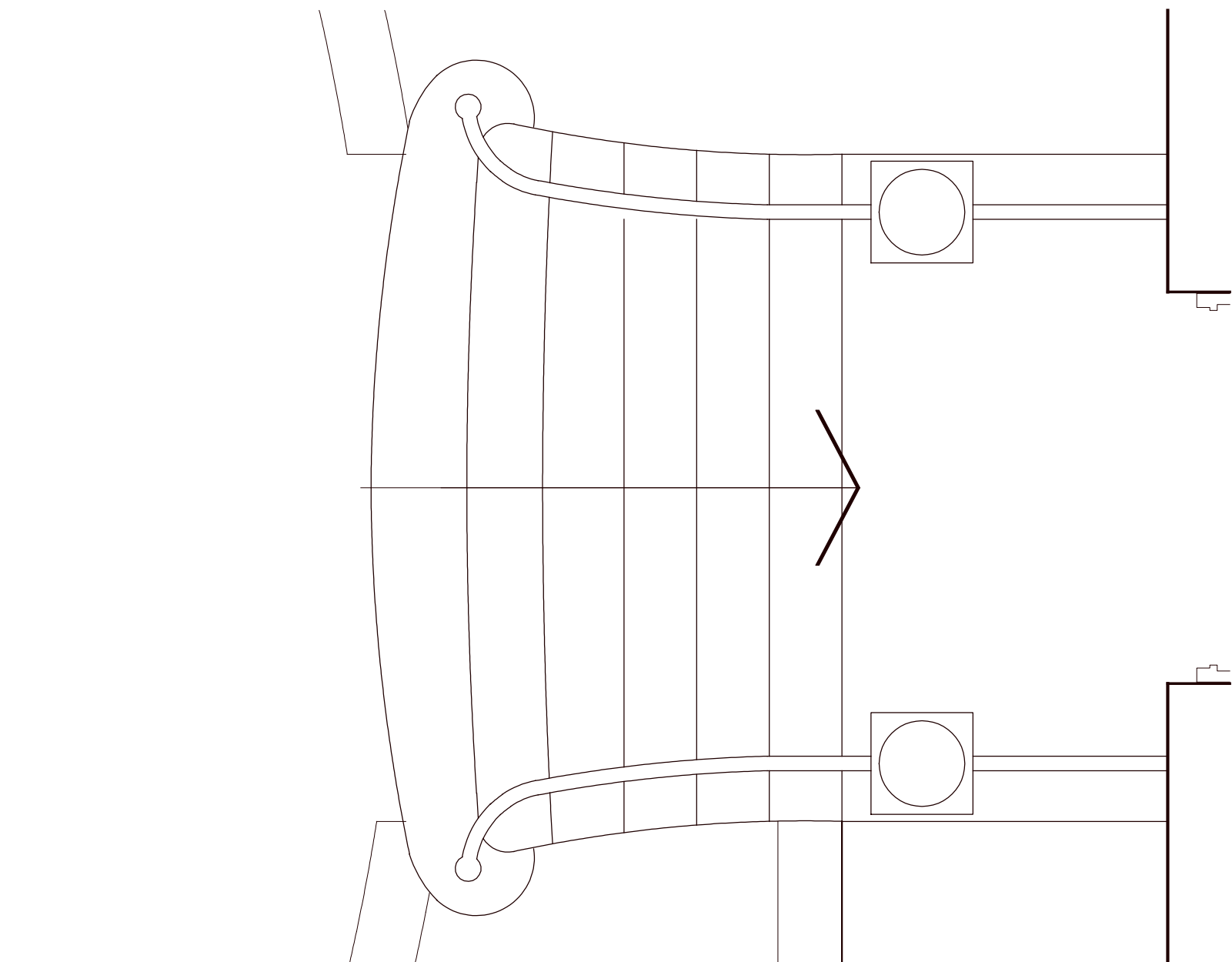
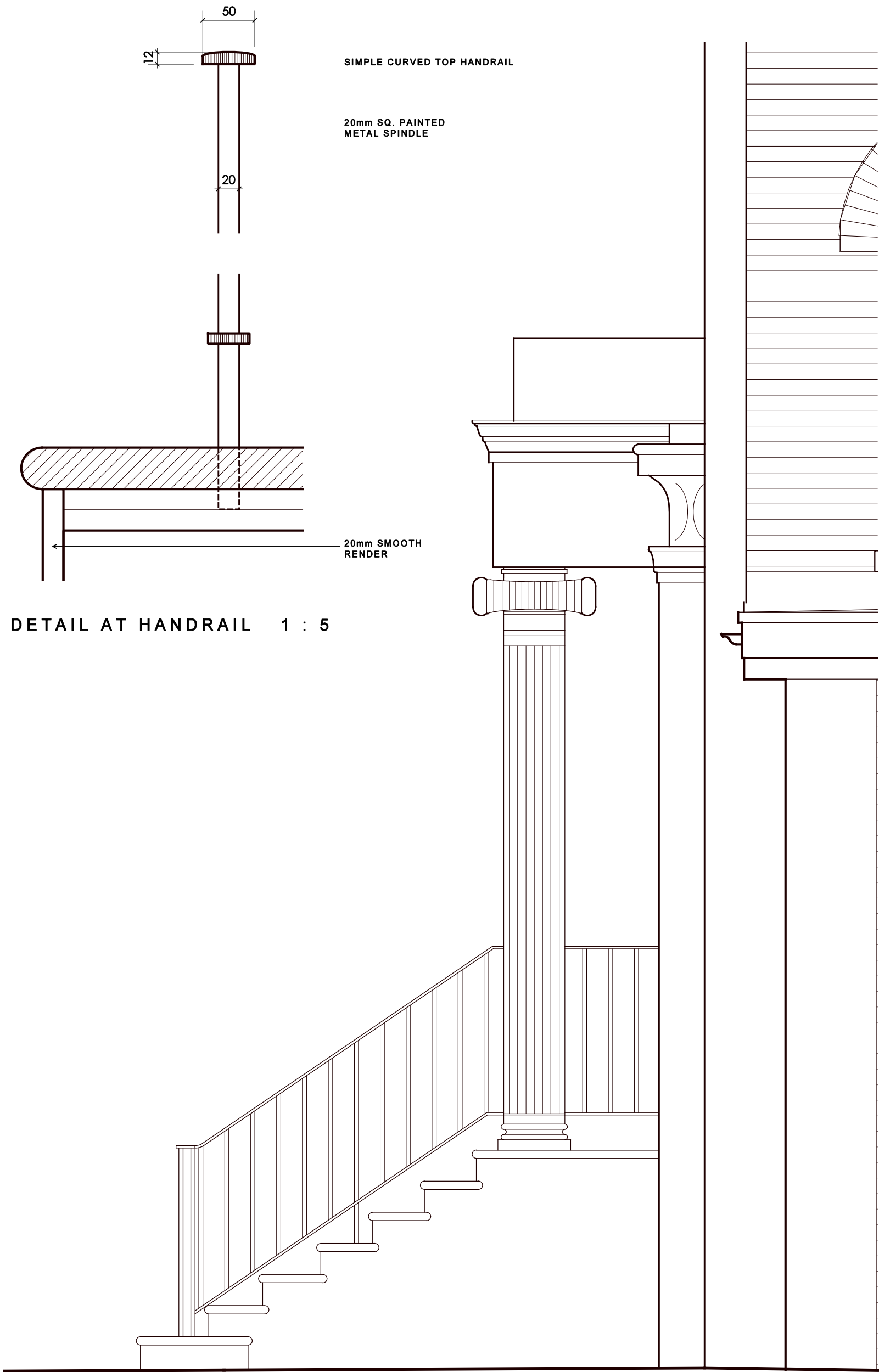


SECTION B - B  
AS PROPOSED 1 : 100

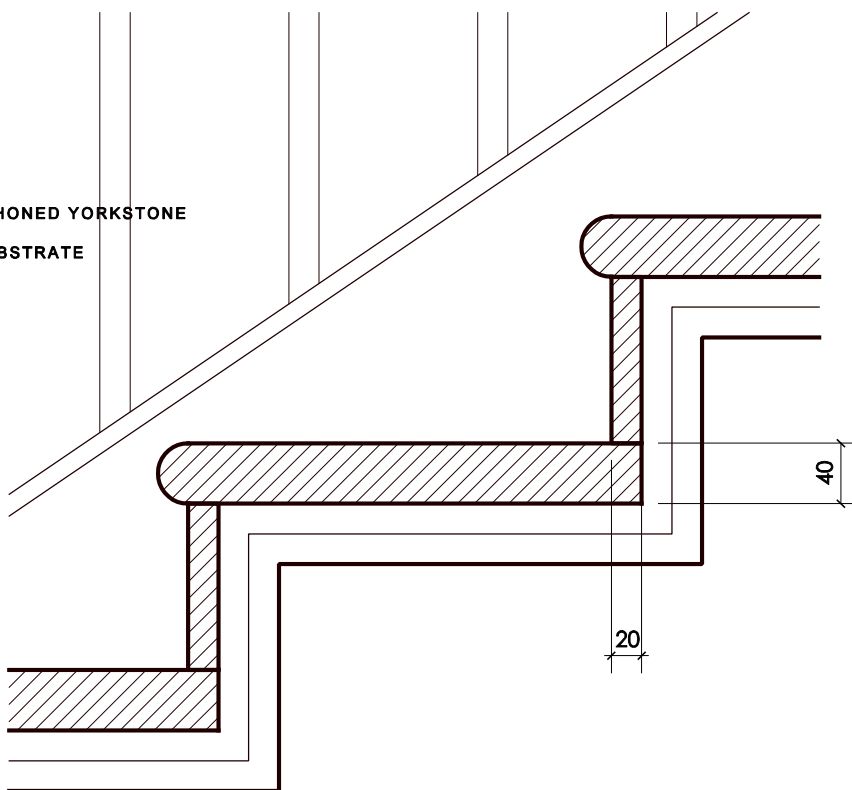


01.02.16	PLANNING (AMENDED)	C
16.06.15	PLANNING	B
DATE	DESCRIPTION	REV
PROJECT 12 POND ROAD BLACKHEATH SE3 9JL FOR MR & MRS J. WALSH		
DRAWING SECTIONS AS PROPOSED		
SCALE	1:100 AT A2	DATE OCTOBER 2014
DRAWING NO. 3 5 4 . P 0 4 ( C )		
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NEW FULL BULLNOSE HONED YORKSTONE  
TREADS AND RISERS  
ON STRIPPED BACK SUBSTRATE



SECTION THROUGH STEPS 1 : 5

16.06.15	PLANNING	B
DATE	DESCRIPTION	REV
PROJECT	12 POND ROAD BLACKHEATH SE3 9JL FOR MR & MRS J. WALSH	
DRAWING	NEW FRONT STEPS AS PROPOSED	
SCALE	1:20/2 AT A2	DATE MAY 2015
DRAWING NO.		
3 5 4 . P 0 5 ( B )		
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