

London SE15 Sold

# Peckham Rye II

This wonderful two-bedroom apartment occupies a beautiful position opposite the green expanses of Peckham Rye Park. The current owners have renovated to an exacting standard, adding a serene pastel coloured palette and new parquet flooring throughout while carefully preserving the apartment's period features. Beyond a private courtyard lies a vast communal garden, shared with only one other flat, which unfolds at the rear, filled with mature trees and flowers, and multiple sunny nooks for reading or alfresco dining.

#### The Tour

The apartment sits within a handsome Victorian terrace, characterised by its large sash windows and London stockbrick façade, painted a soft sky blue.







London, South London Sold

## **Peckham Rye II**

Access is via a short staircase, behind a carefully planted front garden home to an abundance of bee-friendly plants and flowers. The front door, painted racing green, leads directly to the light-filled living area, with a striking exposed brick wall at the rear and a working fireplace in the centre. Cleverly placed shelving and built-in cupboards provide ample storage, while new parquet flooring lies underfoot throughout.

The kitchen and dining room sits adjacent to the living area and has been subject to a complete renovation in recent years. White panelled cabinetry works in harmony with the quartz worktop and zig-zag tiled splashback; brass fixtures add a dash of colour. Open shelves within the adjacent dining area maximise storage while framing the cast-iron open fireplace, which lies opposite the kitchen. From here, a glazed door leads to an inviting rear patio.

There are two double bedrooms, both with leafy views over the private courtyard. The main bedroom has plenty of storage in the form of full-height built-in wardrobes. The second bedroom, painted a muted moss green, and currently configured as a study, could easily fit a double bed or remain as a perfect spot for homeworking.

The bathroom has been finished to an impeccable standard, with salmon-pink hexagonal tiles underfoot and a separate bath and shower. A traditional ceramic sink and chrome fixtures remain wonderfully in keeping with the apartment's period features.

#### Outdoor Space

Leading from the kitchen and dining room lies an enclosed private patio, surrounded by swathes of ivy and bounded by a mature tree and wooden fence at the rear. Terracotta tiles lie underfoot to the right, and a gravelled area with steppingstones leads to the short stairwell with a gate, which opens onto the extensive communal garden beyond.

From here, benches have been arranged in the middle of a gravelled area, the perfect spot to read or BBQ. A brick pathway lies between an abundance of beautifully planted perennial bushes and flowers, including tulips, leading to a pond and further into the garden. At the rear, among London plane trees, lies a shed and a green house for planting, vegetation and storage.

#### The Area

The apartment is brilliantly positioned opposite Peckham Rye Park & amp; Common and is only a short walk away from Nunhead Cemetery. Peckham is a popular area of south-east London due to its independent restaurants, bars and cafes, including perennial local favourites Forza Win, Levan, Artusi and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city.



London, South London Sold

## **Peckham Rye II**

Peckham Rye is the closest station, running London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water in 10 minutes and the Northern Line at Clapham High Street in 11 minutes. There are also services to London Bridge in seven minutes and Blackfriars in 11 minutes. Nearby Denmark Hill station has non-stop services to Victoria and Elephant & amp; Castle in less than 10 minutes.

Tenure: Share of Freehold Lease Length: approx. 92 years remaining Service Charge: approx. £340 per annum Ground Rent: Peppercorn Council Tax Band: C



# About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with "rewriting the rulebook on estate agency" and GQ voted us "one of the best things in the world".