

THE MODERN HOUSE



Peckham Rye, London SE22
£585,000 Share of Freehold

Rye Court II

This spacious three-bedroom apartment is set on the second floor of Rye Court, a mid-century gem in a leafy corner of Peckham. Inside, contemporary interventions have sensitively captured the essence of the building's history and have been integrated with flair and subtlety. A set of original glazed doors open the internal plan to a private balcony, an exceptionally well-placed spot with arboreal views over Peckham Rye opposite.

The Building

Built in 1953, Rye Court was initially designed as apartments for police officers and their families. The building has four storeys and is set back from the road behind a hedge and a low iron gate that opens into its well-planted communal grounds. Largely symmetrical, its red-brick façade curves slightly inwards and is accented by the original white-painted Crittall windows.

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The Tour

A communal open staircase leads to the second floor, where the apartment is situated. Entry is to a long hallway that runs centrally through the apartment, creating a sense of circularity and cohesion. This feeling is furthered by the use of cork flooring throughout the plan, a contemporary touch brought to life by the light that enters through the original Crittall windows. Two storage cupboards here offer handy and easily accessible storage.

The living room sits to the left of the hallway, illuminated by an original glazed door that opens to the balcony beyond. A versatile space, the room has been arranged with a dining area, a sitting space and a neat study nook. A gentle moss green has been used to paint the walls up to the original picture rail that traces around the room's perimeter.

On the other side of the corridor is the kitchen, a sleek yet nostalgic space that references mid-century design in its warm-toned cabinetry by Hølte, pared with white lower cabinetry and brass fixtures. A generous window draws in plenty of light and has a deep sill ideal for placing cookbooks or a vase of flowers.

All three bedrooms fan out towards the rear of the plan. The main room has soft grey carpeting underfoot that matches a soothing grey shade across the walls; the room next door has the same carpet but has been painted a cheery turquoise. Further cork flooring grounds the third bedroom, which is currently used as a study/music room.

A WC and a bathroom sit centrally; although separate, both are united by their refined pinky-hued finishes. The latter has a walk-in shower behind a fluted glass screen, playful terrazzo flooring and a vintage cabinet that nods to the broader decorative scheme.

The flat also comes with one off-road parking space.

Outdoor Space

Through original glazed doors is a sweet east-facing balcony, bounded by a wrought iron railing behind colourfully planted sleepers. A covered spot, it is as suited to a casual dinner as it is an early morning coffee set against the backdrop of Peckham Rye.

There are also two immaculate communal gardens at the front and back of the building, tended to by a gardener.



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The Area

Rye Court is perfectly positioned for the abundance of grocery shops, cafés, bars and fantastic restaurants within East Dulwich, Dulwich Village and Peckham. Peckham has several popular independent restaurants, bars and cafes, including Forza Wine, Levan, Artusi and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city. Equally close is Lordship Lane, home to a vast number of local favourites, including Mons Cheesemongers, Moxon's Fishmongers, Bon café and a wonderful deli, Jones of Brockley.

The green spaces of Peckham Rye Park are conveniently placed just across the street; here, a playground, a community wildflower garden, a Japanese garden and masses of open green space can be found. Camberwell Cemetery and Dulwich Park are also nearby, as is Dulwich Leisure Centre, which has a swimming pool and a gym.

For transport, stations in Peckham Rye and East Dulwich are equidistant; both run direct services to London Bridge; the former in seven minutes and the latter in 15 minutes. Peckham Rye Overground runs 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. Peckham Rye also has direct trains to Victoria in 10 minutes, Blackfriars in 15 minutes and King's Cross St Pancras in 24 minutes.

Tenure: Share of Freehold Lease Length: approx. 994 years remaining Service Charge: approx. £2,219 per annum Council Tax Band: C



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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”.