



**£2,200 pcm**  
3 bedroom flat

Peckham Rye

# Read all about it...

Set on the top floor of Rye Court, an attractive Art Deco development, this spacious three-bedroom apartment offers bright, versatile living in a highly sought-after location.

The property comprises a generous reception room with direct access to a private balcony, a large fitted kitchen with essential appliances, and a modern three-piece bathroom. There are two well-proportioned double bedrooms and a third single room, ideal as a guest room, study, or nursery. Neutrally decorated and filled with natural light thanks to large windows throughout, the apartment has a fresh and welcoming feel.

Perfectly positioned beside the green open spaces of Peckham Rye Park, the property is also within walking distance of the popular Bellenden Road and Lordship Lane, offering an excellent choice of cafés, restaurants, bars, and boutique shops. Excellent transport links nearby further enhance the appeal.

## TOP FLOOR

### Entrance Hall

Pendant ceiling lights, utility cupboard housing washing machine, storage cupboards, radiator, wood flooring.

### Lounge

5.04m x 3.24m (16' 6" x 10' 8")

Window and French doors to balcony, radiator, wood flooring.

### Kitchen/Diner

5.28m x 2.69m (17' 4" x 8' 10")

Windows, track ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, wine cooler, microwave, oven and gas hob, extractor hood, fridge/freezer, radiator, tile flooring.

### Bedroom

3.88m x 3.24m (12' 9" x 10' 8")

Window, pendant ceiling light, radiator, fitted carpet.

### Bedroom

3.79m x 2.76m (12' 5" x 9' 1")

Window, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Bedroom

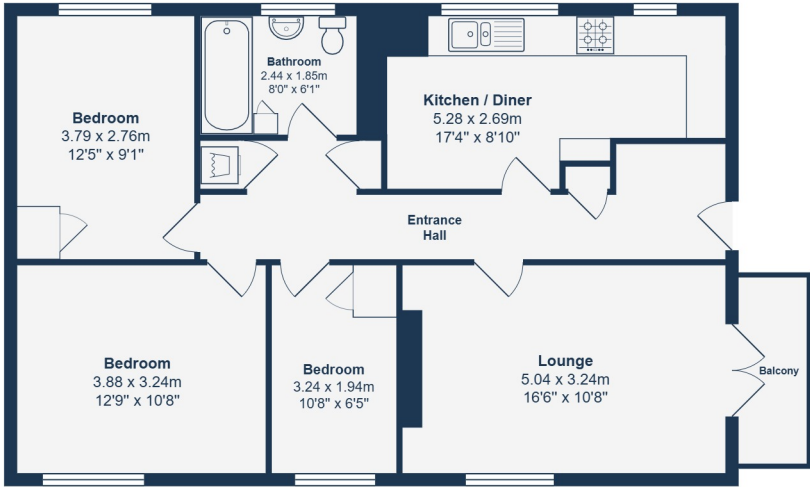
3.24m x 1.94m (10' 8" x 6' 4")

Window, pendant ceiling light, storage cupboard, radiator, fitted carpet.

### Bathroom

2.44m x 1.85m (8' 0" x 6' 1")

Window, flush ceiling light, bathtub with shower, washbasin, WC, heated towel rail, tile flooring.



Top Floor

Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>

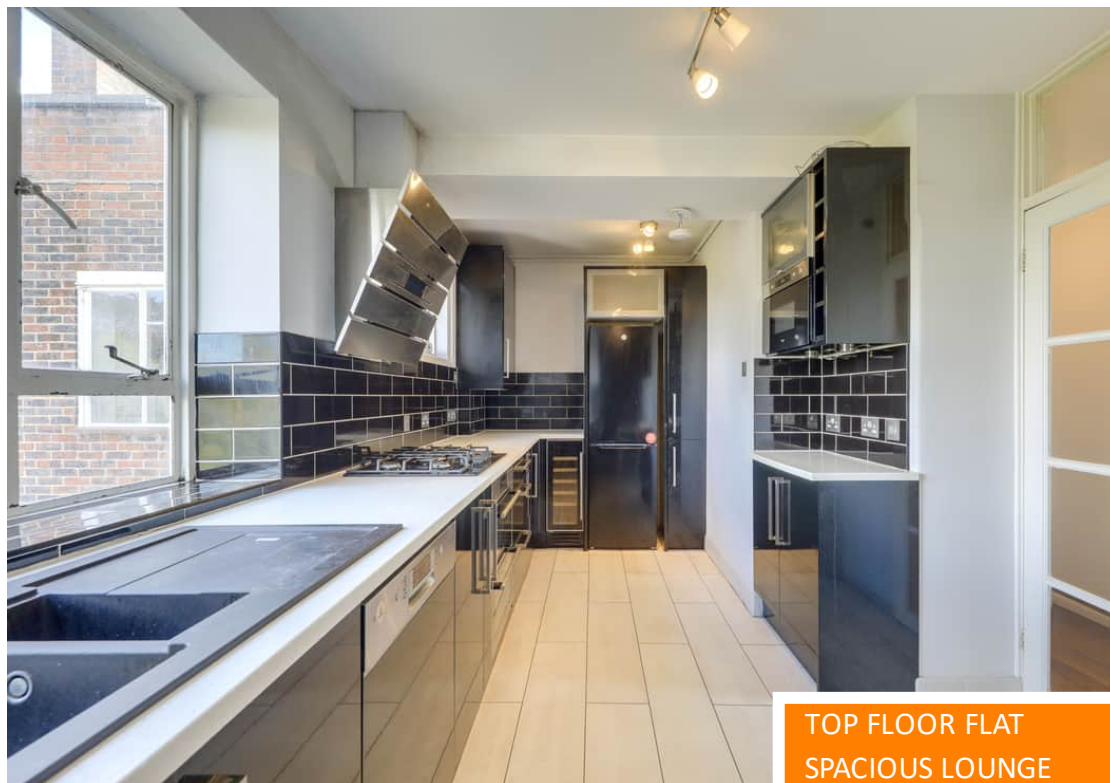
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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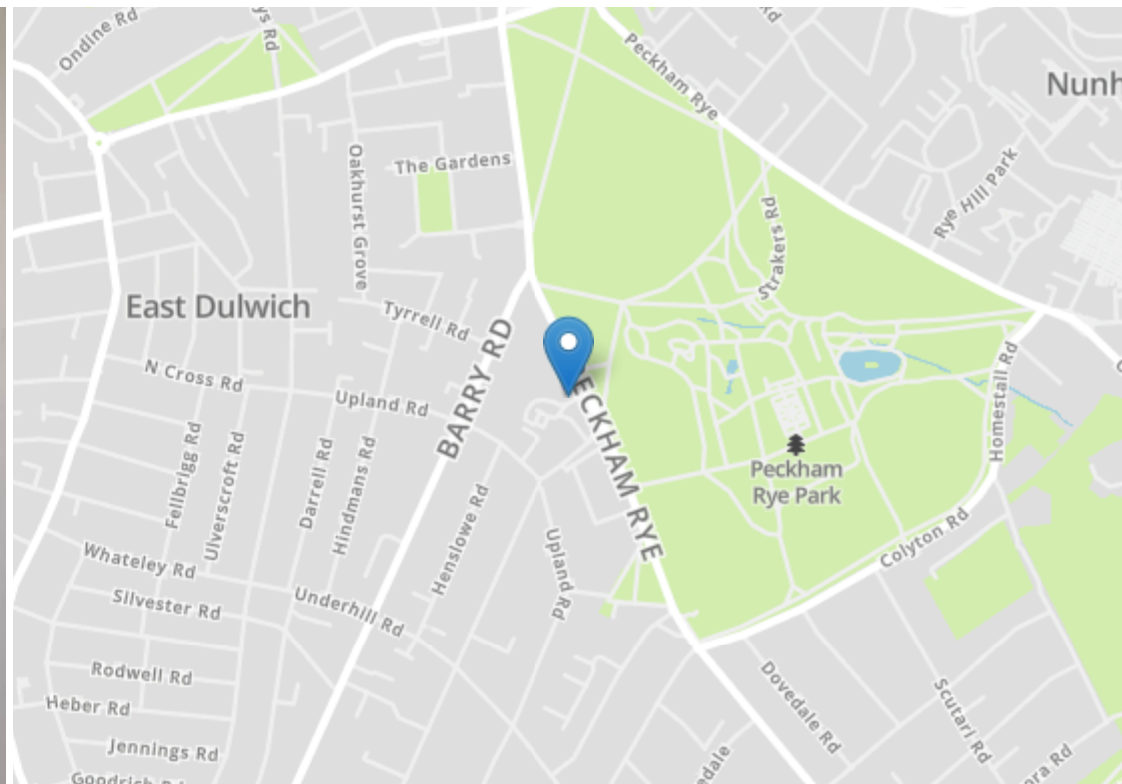




TOP FLOOR FLAT  
SPACIOUS LOUNGE  
OFF-STREET PARKING

PRIVATE BALCONY  
KITCHEN / DINER  
PRIVATE  
DEVELOPMENT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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