



PECKHAM RYE

East Dulwich SE22



A MAGNIFICENT GEORGIAN HOME OVERLOOKING PECKHAM RYE

This imposing Grade II listed residence, built in the mid-1820s, is available for the first time in over 30 years since being acquired from The British Red Cross.



5-7



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3

Grade
II
listed



Local Authority: London Borough of Southwark

Council Tax band: F

Tenure: Freehold

Guide Price: £2,800,000



THE GROUND FLOOR

Meticulously restored and maintained by the current owners, the impressive raised ground floor features two expansive reception rooms with high ceilings, feature fireplaces and large sash windows, creating a wonderful sense of space and grandeur.

The garden level has been thoughtfully designed for both everyday living and entertaining, with a generous open-plan kitchen and dining area leading directly onto the paved terrace and lawn beyond. Outside, the mature west-facing garden features a manicured lawn and a spacious patio, ideal for al fresco dining.

A charming family room, a utility room, cloakroom area, storage room and a wine cellar further enhance the practicality of this floor. The property further benefits from a substantial frontage with off-street parking.







THE UPPER FLOORS

Arranged across four floors, this grand home boasts an abundance of natural light, with every principal room offering spectacular views, either across the Rye or towards the beautifully landscaped west-facing garden.

The upper floors provide an exceptional array of well-proportioned bedrooms, including a striking principal suite with views over the Rye, a dressing room and en suite shower room alongside several further bedrooms, all enjoying wonderful outlooks and period detailing.

This is a rare opportunity to acquire one of the area's most distinguished homes, perfectly positioned for the amenities of East Dulwich, Bellenden Road and excellent transport links into central London.



LOCATION

Located in the vibrant, leafy area of Peckham Rye, Riga House sits on the borders of East Dulwich and Peckham offering expansive views of Peckham Rye Park and benefiting from many local independent amenities. The property sits directly opposite Peckham Rye, a much-loved open space featuring ornamental gardens, sports facilities and a picturesque pond.

The area boasts an excellent selection of independent cafés, restaurants and pubs. Nearby, you'll find popular spots such as Boulangerie Jade, Mr Bao and The Clock House Pub, as well as a variety of artisan bakeries, delis and boutique shops along Bellenden Road and Lordship Lane.

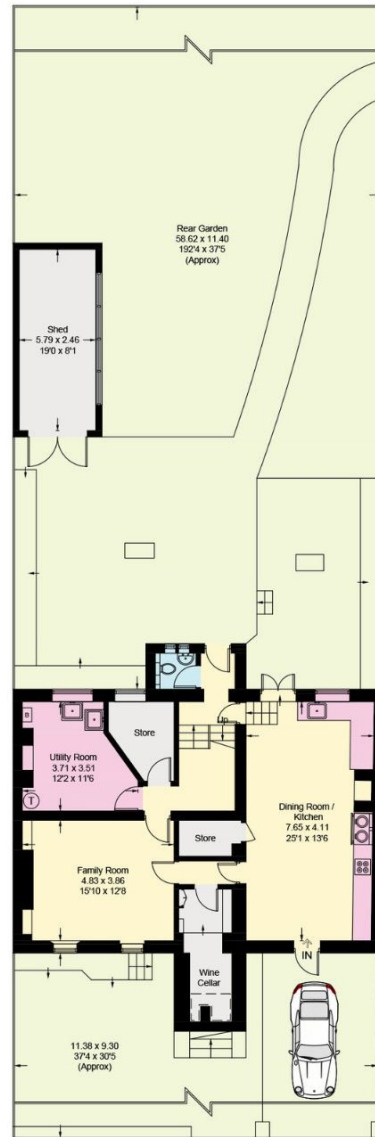
Families have access to an excellent range of schools, including highly regarded state and independent options such as The Belham Primary School, Goodrich Primary School, Harris Academy, JAGS, Alleyn's School and Dulwich College.

Transport links are excellent, with Peckham Rye Station within easy reach, offering Overground and National Rail services to London Bridge, Victoria, Blackfriars and beyond. A network of local bus routes provides swift connections to the City, West End

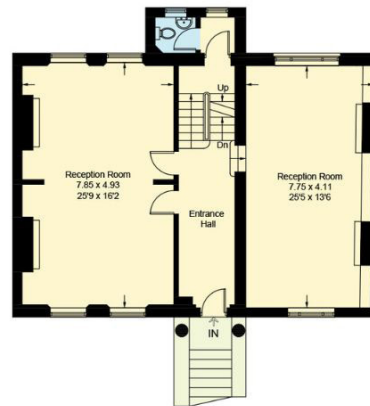




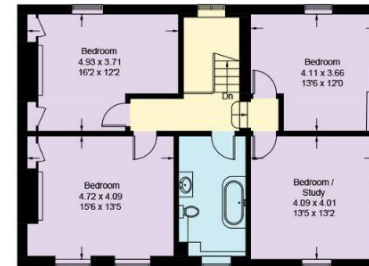




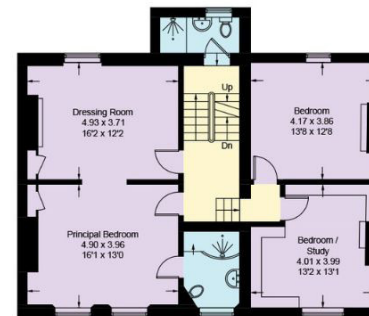
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor



Approximate Gross Internal Area = 348.11 sq m / 3747 sq ft
 Shed = 14.2 sq m / 153 sq ft Reduced Head Room = 1.11 sq m / 12 sq ft
 Inclusive Total Area = 363.42 sq m / 3912 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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