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Contact us on 020 7737 8047

Howard Court, Peckham Rye, SE15

Guide Price £350,000

Leasehold

First Viewings Sat 2<sup>nd</sup> March - Brilliantly located, modular build, one bedroom penthouse.



### Local Transport

#### **Peckham Rye**

Approx. 800 mtrs away  
Destinations: **London Bridge, London Victoria, Kings Cross, St Pancras, Clapham Junction and Canada Water** (for connection to Canary Wharf)

#### **12, 37, 63, 78, 197, 343, 363 & P12**

Approx. 150 metres away  
Destinations: **Elephant & Castle, Oxford Circus, Kings Cross and Blackfriars.**

One bedroom

Peckham Rye views

409 Sq ft

No-Flies are delighted to present, on behalf of a well established developer (the “Developer”), an exciting opportunity to secure, one of just three penthouse apartments being created as a new fourth floor to Howard Court on Peckham Rye, right in the heart of vibrant Peckham. The development is part of a new pioneering airspace business by the Developer that creates aspirational and affordable modular penthouse living on unused “airspace” above existing residential building rooftops. Working with leading modular construction companies, high spec’ apartments are built off site and then fitted into place.

This apartment offers one bedroom, one bathroom, open plan living space and has some of the best views of Peckham Rye. Each penthouse will be finished to an extremely high standard.



Construction of the modular units is complete and delivery to the Howard Court site is imminent. First viewings will be taking place on Saturday 2<sup>nd</sup> March 2024. 10% of the purchase price will be required as a deposit upon exchange of contracts and the balance will be due upon completion in the normal way.



Howard Court faces directly onto the northern tip of Peckham Rye. It is, therefore, excellently located being within walking distance of each of increasingly fashionable Peckham, the village community of Nunhead and the established shops, bars and restaurants of East Dulwich. Closest to hand are Peckham and Nunhead (approximately a 2 and 10 minute walk respectively). In Peckham you will find the trendiest venues around Rye Lane such as Peckham Levels, The Bussey Building, Market Building, Peckham Plex cinema and Frank's rooftop bar.



In the Bellenden Road area you will find a range of good restaurants and bars including Artusi (Italian), the Begging Bowl (Thai), Ganapati (south Indian) and the Victoria Inn and Montpelier pubs.



Nunhead has a more village feel with its almshouses and green. Again it has a growing selection of eateries and bars and established local shops such as Sopers (fishmongers) and Ayres (bakers). East Dulwich is a fifteen minute walk. Here, on its high street, Lordship Lane, you will find excellent independent shopping, restaurants (including the well regarded Franklins) and numerous pubs as well as the Picturehouse cinema.

Howard Court is within a five minute walk of Peckham Rye railway station (which provide direct services into London Bridge (10 mins), Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins)) as well as access to the London Overground services, which provide connections to the Jubilee line tube services to Canary Wharf.

You enter Howard Court through an archway facing directly onto Peckham Rye and walk into the inner courtyard where you will find a communal lawned area and some residents' bike storage. You enter the building via entryphone and take the stairs to the fourth floor where you are will find the landing providing access to this penthouse.

This apartment will be sold with a 10 year structural building warranty. For further information on this exciting opportunity please contact No-Flies who are acting as sole agent for the Developer.





**To discuss this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.**

**Viewing in due course strictly by appointment only with No-Flies.**