

# PARKER JAMES ESTATES

Established since 1995



## Muschamp Road London SE15 4EG

- Available 1 August ~ Bellenden Village, Prime West Peckham
- Fully furnished to a high standard
- Quiet tree lined road with friendly neighbours
- Fantastic location, within easy walking distance of Peckham Rye Park and Lordship Lane
- Modern bathroom
- Stylish two double bedroom garden flat
- Stunning contemporary décor
- Close to East Dulwich and Peckham Rye railway stations
- Fully integrated kitchen
- 20 minute cycle into central London

£600 Per Week

# Muschamp Road

London SE15 4EG



Discover contemporary elegance in this beautifully presented, fully furnished two-bedroom garden apartment on the desirable tree-lined Muschamp Road, perfectly positioned between the vibrant hubs of Bellenden Road and Lordship Lane. This property offers a fantastic opportunity for comfortable and convenient London living in a highly sought-after location.

The apartment boasts two well-proportioned double bedrooms, and a modern bathroom complete with washer/dryer. The stylish open-plan lounge, kitchen, and diner is bathed in natural light, creating a bright and inviting space ideal for relaxing and entertaining. The kitchen is fully integrated with modern appliances. For added peace of mind and convenience, the property benefits from a secure phone entry system.

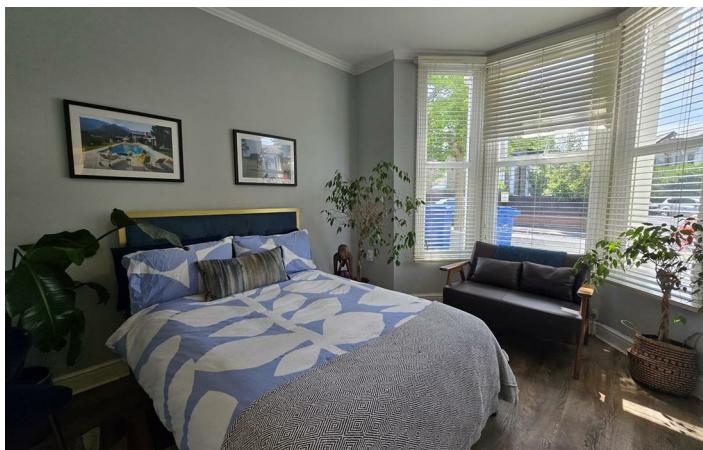
Muschamp Road enjoys a prime position in West Peckham, just a stone's throw from the independent boutiques, cafes, and amenities of Bellenden Road and easy walking distance to trendy Lordship Lane. Enjoy a leisurely stroll to explore the vibrant cafes, restaurants, and boutiques of Lordship Lane and the charming North Cross Road, with its popular Saturday market.

A short stroll away lies Rye Lane, Peckham's bustling high street, offering a wider range of shops, banks, and the renowned Peckham Plex cinema, Frank's rooftop bar, and The Bussey Building.

Commuting is a breeze with Peckham Rye Station just a 10-minute walk away, providing direct train services to Blackfriars, London Bridge, Victoria, and St Pancras International. It also connects to the East London Overground Line, offering direct routes to Shoreditch High Street, Canada Water, and Clapham Junction. East Dulwich station is even closer, an 8-minute walk.

Beyond the shops and restaurants, residents of Muschamp Road benefit from close proximity to numerous green spaces, including Goose Green, the expansive 113 acres of Peckham Rye Park and Common, Dulwich Park, offering a welcome escape from city life.





## Floor Plan



Muschamp Road, SE15

GROSS INTERNAL AREA  
59.0 sq m / 635 sq ft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
59.0 sq m / 635 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.8 sq m / 8 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
52.8 sq m / 568 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.9 sq m / 9 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		73	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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