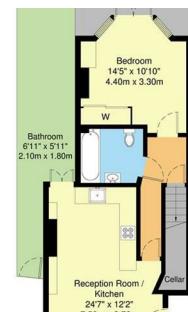


# PARKER JAMES ESTATES

Established since 1995



## Muschamp Road London SE15 4EF

- Available mid November ~ 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
- Regularly maintained mature garden
- Stylish one double bedroom garden flat
- Stunning contemporary décor
- Close to East Dulwich and Peckham Rye railway stations
- Fully integrated kitchen / Modern bathroom / Cellar with storage
- 20 minute cycle into central London

£2,400 Per Month

# Muschamp Road

London SE15 4EF



\*\*\* EXCLUSIVE PRE-LAUNCH / Available shortly \*\*\*

Discover contemporary elegance in this beautifully presented, fully furnished one-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.

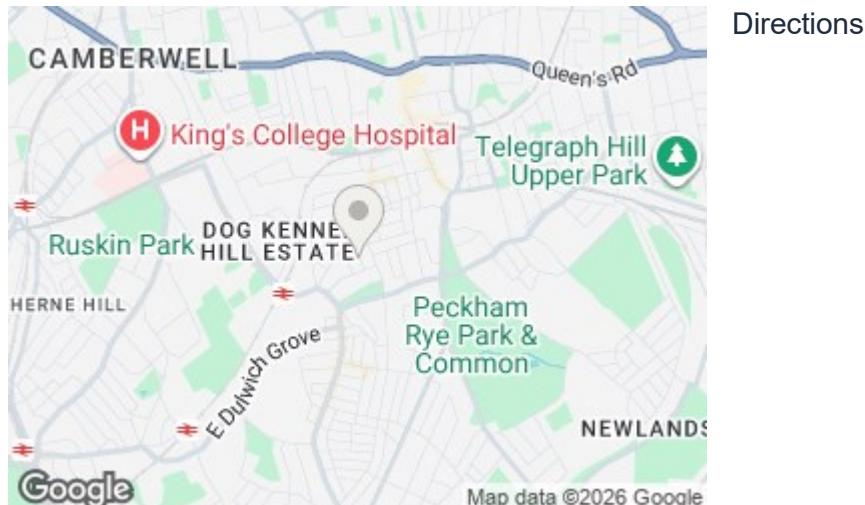
The apartment boasts a well-proportioned double bedroom and a modern bathroom. The stylish open-plan lounge, kitchen, and diner is bathed in natural light, creating a bright and inviting space ideal for relaxing and entertaining. The kitchen is fully integrated with modern appliances.

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.

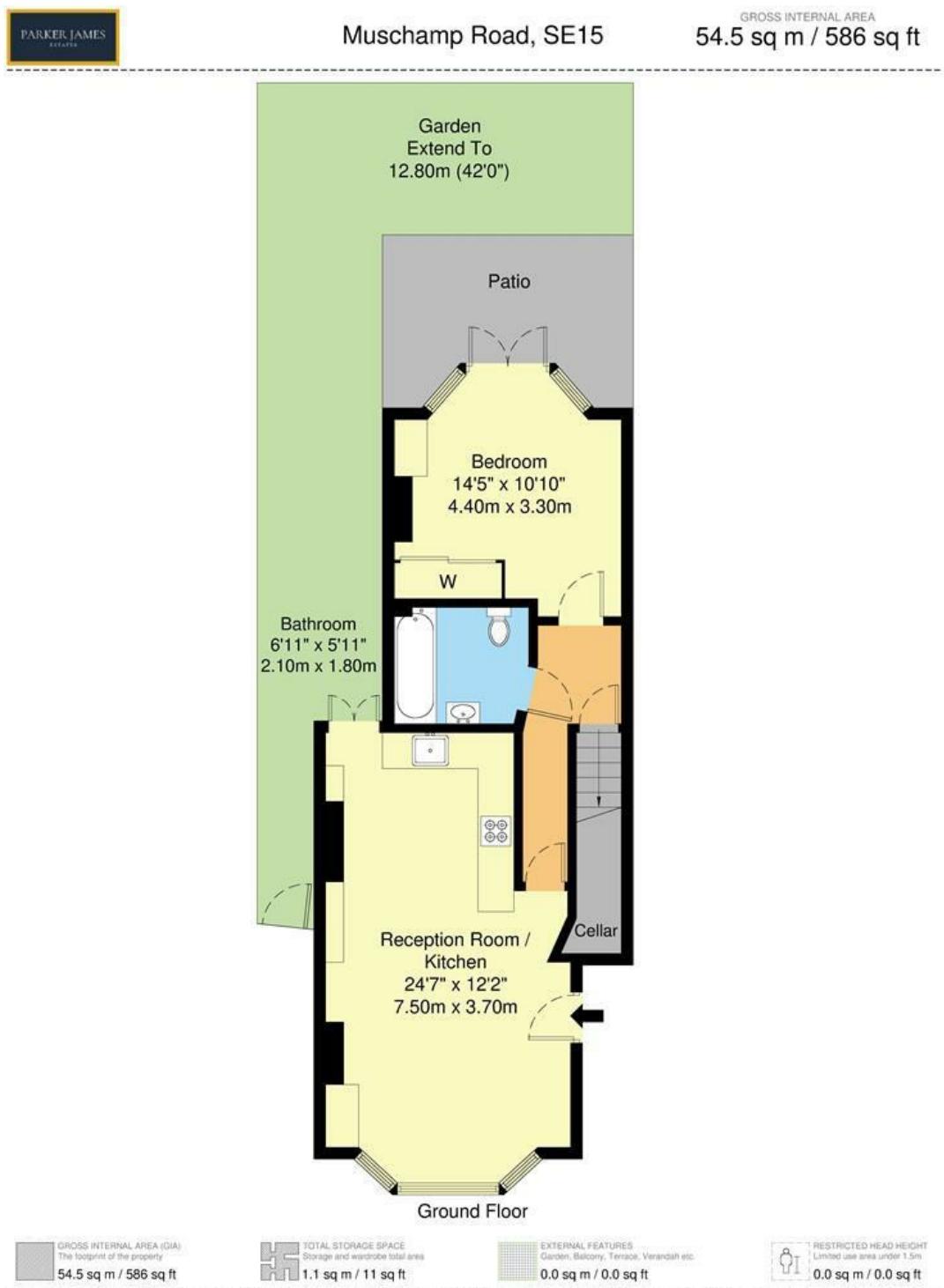
Commuting is a breeze with Peckham Rye Station just a 10-minute walk away, providing direct train services to Blackfriars, London Bridge, Victoria, and St Pancras International. It also connects to the East London Overground Line, offering direct routes to Shoreditch High Street, Canada Water, and Clapham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



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	
	Current
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(70-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

EU Directive 2002/91/EC

**PARKER JAMES**  
ESTATES

Established since 1995

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