

PARKER JAMES

ESTATES

Established since 1995



Muschamp Road

London SE15 4EG

- Available NOW ~ Bellenden Village, Prime West Peckham
- Stylish two double bedroom first floor flat
- Fully integrated kitchen
- Stunning contemporary décor
- Close to East Dulwich and Peckham Rye railway stations
- Chain free
- Minimal service charge / Zero ground rent
- Modern bathroom with washer/dryer
- Quiet tree lined road with friendly neighbours
- Zone 2 - 20 minutes (manual) cycle into central London

Asking Price £520,000

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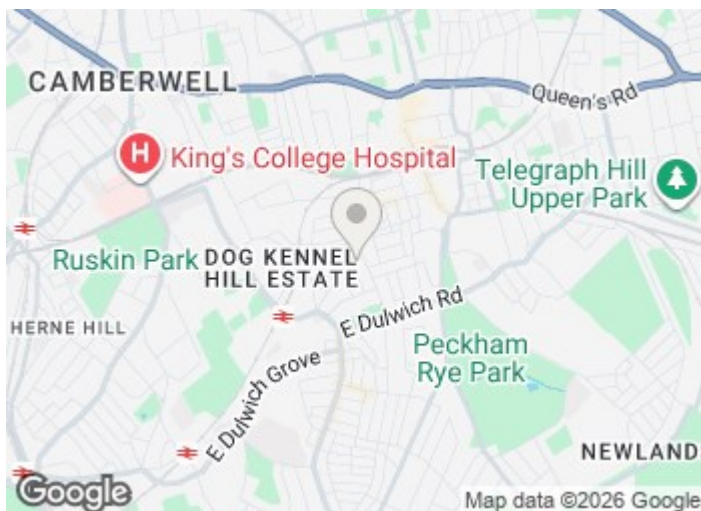
Discover contemporary elegance in this beautifully presented two bedroom first floor apartment on the desirable tree lined Muschamp Road, perfectly positioned between the vibrant hubs of Bellenden Road and Lordship Lane. This property offers a fantastic opportunity for comfortable London living in a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

The apartment features two well proportioned double bedrooms and a modern bathroom. The stylish open plan lounge and kitchen is bathed in natural light, creating a bright space ideal for relaxing or entertaining. With integrated appliances and a secure entry system, the property is ready for immediate occupation.

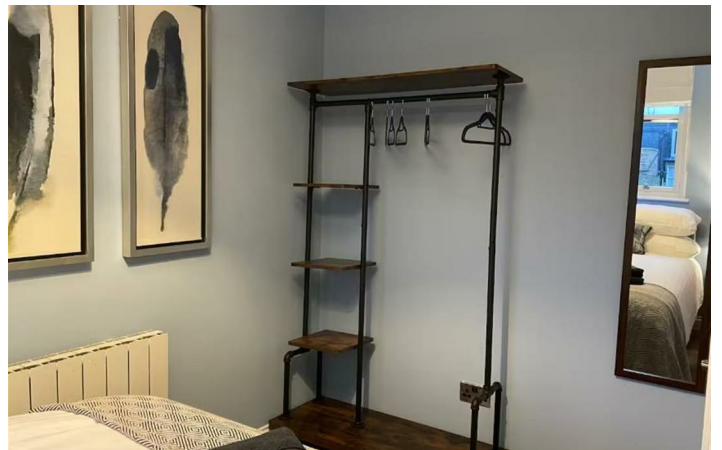
Muschamp Road enjoys a prime position in West Peckham. It is a short walk from the independent boutiques and amenities of Bellenden Road and within easy reach of trendy Lordship Lane. Enjoy a stroll to explore the vibrant restaurants of North Cross Road or visit the popular Saturday market. Food lovers will be spoilt for choice with local favourites like Artusi, The Begging Bowl and Ganapati South Indian Kitchen. The bustling high street of Rye Lane is just a short walk away, offering the renowned Peckham Plex cinema, Frank's rooftop bar and The Bussey Building.

Commuting is simple, with Peckham Rye station a ten minute walk away, providing direct train services to Blackfriars, London Bridge, Victoria and St Pancras International. East Dulwich station is even closer, an eight minute walk, offering similar direct train options.

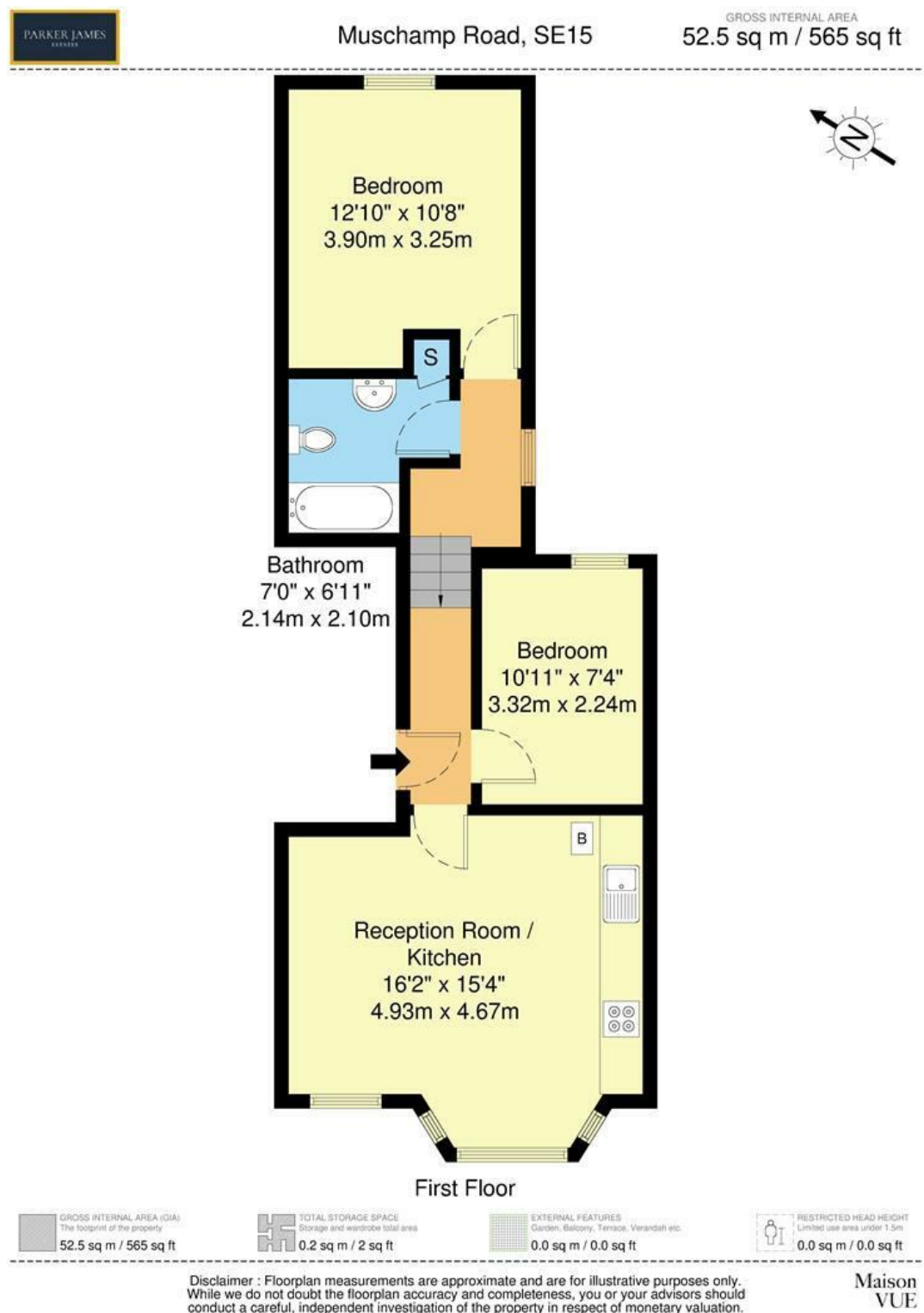
Beyond the urban amenities, residents benefit from close proximity to numerous green spaces, including Goose Green, the expansive 113 acres of Peckham Rye Park and Common and the beautiful Horniman Gardens. Families will also appreciate the excellent selection of nearby schools, including the highly sought after Belham Primary and The Charter School.



[Directions](#)



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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(02 plus) A			(02 plus) A		
(01-01) B			(01-01) B		
(09-00) C			(09-00) C		
(15-00) D			(15-00) D		
(20-04) E			(20-04) E		
(21-30) F			(21-30) F		
(11-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	