

THE MODERN HOUSE



Peckham Rye, London SE15
£895,000 Leasehold

The Rye Apartments

Positioned on the northern edge of Peckham Rye, this fantastic three-bedroom split-level apartment is set within an award-winning building designed by Tikari Works. Unfolding over the second and third floors, a striking palette of spruce wood works in tandem with extensive glazing to create a minimalist, Scandinavian-style interior. A decked terrace flows from an open-plan kitchen and living space on the upper floor, providing an ideal spot for entertaining. The building is excellently located, walking distance from the area's sought-after bar and food scene, with the open spaces and flourishing gardens of Peckham Rye on its doorstep.

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The Architect

Tikari Works was established in 2014 by Nicola and Ty Tikari. In 2019, the practice won a RIBA London Award and was selected as one of Wallpaper* magazine's top 50 worldwide emerging architects. Named Architect of the Year in 2021 by the Architects Journal, it has also been shortlisted for both the RIBA House of the Year award and the Stephen Lawrence Prize. Their work is underpinned by a desire to find sustainable design solutions that combine pragmatism with a soulful, craft-based approach.

The Building

The Rye Apartments is a collection of 10 thoughtfully conceived homes arranged between two blocks. The project won a RIBA National Award 2020, a RIBA London Award, and was the winner of the Gold Award at the Wood Awards 2020. It is also currently featured in an exhibition at the Design Museum.

The buildings are characterised by a striking pitched roof form, constructed from a renewable solid timber, that is punctuated by extensive glazing. Internally, each apartment has warm spruce cladding. A sincere focus on sustainability and low-impact construction permeates the design. Both buildings are finished to an exacting specification, with high-performance Danish windows by Idealcombi, whole-house ventilation with heat recovery systems and zoned underfloor heating. The apartment has low running costs due to the buildings' insulated construction and electricity generated by solar panels. Ideal for home working, there is also superfast fibre broadband.

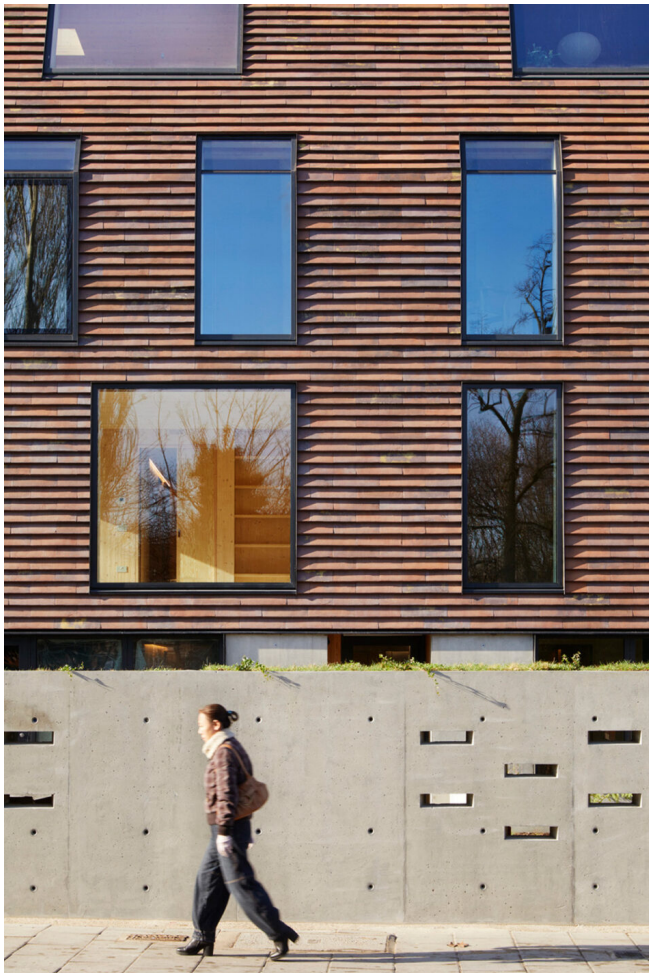
The Tour

The apartment extends over the second and third floors of the eastern block, which faces the north end of Peckham Rye. It is arranged in an upside-down layout to ensure the living spaces are filled with an excellent quality of natural light.

The front door opens onto an entrance hallway where a clad ceiling, spruce walls and quarry tiles underfoot establish an immediate warmth and tactility. Along one wall is a large double-door utility cupboard and bespoke joinery that forms open shelving with storage cupboards below.

A central staircase ascends to the upper floor, which comprises a voluminous open-plan kitchen and living space with light terrazzo flooring. At each end, expansive glazing is set within spruce walls that rise to form dramatic vaulted roof lines. An enormous single-pane window with a deep sill spans the eastern elevation to frame a leafy vista of the park opposite, providing the perfect spot for reading in the morning sunshine.

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The kitchen is neatly configured along the length of the room, characterised by bespoke spruce cabinetry fronted with intricate vertical fluting. A sweeping window, framing views of a mature chestnut tree, is positioned above the white worktop, stretching to ceiling height and topped by a recess that maximises light filtering from above. A Bora induction hob and Bosch oven are integrated.

On the lower level, there are three double bedrooms and a spacious family bathroom, complete with a bath and brushed steel fixtures and fittings, alongside Laufen & Duravit sanitaryware. Generous built-in wardrobes provide ample storage along one wall of the main bedroom. Two sweeping windows on the easterly elevation allow leafy views to act as a peaceful backdrop. There are two additional double bedrooms at the opposite end of the plan, both with extensive glazing and built-in storage.

Outdoor Space

Floor-to-ceiling glazed doors open onto a west-facing decked terrace which has been levelled to transition seamlessly from the living space. The space has been cleverly designed within the building's structure, providing privacy and plenty of space for a table and chairs. This terrace is ideal for entertaining and alfresco dining, with far-reaching views of the terrace tops and London city skyline beyond.

Area Guide

The Rye Apartments occupies a coveted corner of Peckham, with the sought-after green space of Peckham Rye on its doorstep. The park is home to the Sexby Garden, sports pitches, and The Round café towards Dulwich. The area has many other locally-loved green spaces, including Telegraph Hill and Goose Green. Also in walking distance is the Nunhead Cemetery, a beautiful woodland oasis with amazing views across the city skyline. Nearby Nunhead Lane has a village-like feel, with a greengrocer, fishmonger, deli, café and a new community centre by AOC architects. Popular local pubs include the Old Nun's Head and Skehans.

Peckham is an incredibly popular area of south-east London due to its independent restaurants, bars and cafés, including perennial local favourites Forza

Win, Levan, Artusi and Kudu. Larger establishments such as Frank's rooftop bar, Peckham Levels and the Bussey Building attract crowds from across the city. Other excellent independent restaurants, bars, and shops include The Begging Bowl and Flock & Herd butchers.

The independent shops, pubs and restaurants of Lordship Lane in East Dulwich are also in easy walking distance, including Yard Sale Pizza, Mons Cheesemongers, Moxon's Fishmongers, greengrocer Bora & Sons and renowned deli Jones of Brockley. Also notable is the homeware and plant shop Forest, as well as the recently renovated East Dulwich Picturehouse.

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Peckham Rye is the nearest station, just a 10-minute walk away, running overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee line can be reached at Canada Water in 10 minutes and the Northern line at Clapham High Street in 11 minutes. There are also services to London Bridge in seven minutes, Blackfriars in 11 minutes, and Victoria in 15 minutes.

Tenure: Leasehold Lease Length: approx. 122 years remaining Service Charge; approx. £3,000 per annum Ground Rent: approx. £250 per annum Council Tax Band: D

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.