



RYE PARKSIDE

—
PECKHAM RYE

RYE-PARKSIDE.CO.UK



Parkside *living*

Discover a collection of 59 beautifully appointed
apartments in the heart of the capital, yet just a few steps
from one of the city's most breathtaking green spaces.
This is London, but not as you've known it.



SE  15
RYE PARKSIDE

113 acres
Peckham Rye Park & Common

A photograph of a park in autumn. The scene is filled with trees showing vibrant yellow and orange foliage. In the middle ground, a person is pushing a stroller along a path, and a small black dog is visible in the foreground. A white fence runs across the background, separating the path from a grassy area. The overall atmosphere is peaceful and scenic.

A breath of *fresh air*

Parkside living





Rye Parkside has been carefully crafted to offer the very best of all worlds, both inside and out. Interiors have been designed to embody the ultimate in contemporary London living, while its unique park side location provides a rare opportunity to escape within one of the world's most vibrant cities.

A neighbourhood rich in community and culture, spilling into Peckham, Dulwich Village and Brockley, offers a unique twist on the norm, enticing you to dine, celebrate, indulge, and enjoy life differently.

A new perspective





Southern *comfort*

Style is something we all crave and something we occasionally allow ourselves to indulge in, yet enjoying the finer things in life could soon be part of your every day. Rye Parkside makes this possible, seamlessly blending vibrant living, refined luxury and exceptional location into one rather sophisticated package. As one of the world's foremost capital cities, we believe living there should offer an equally exceptional experience.

Your style, your space

The generously proportioned living area, just steps from the kitchen, will soon become the heart of your home. Wide-plank luxury floors and brilliant white finishes add to the sense of space while allowing plenty of scope for the personal style touch. Expansive floor-to-ceiling windows, some opening to a private balcony, allow light to flood in, offering a wonderful outlook with the changing seasons. Whether relaxing or entertaining, find sanctuary from the city in stunning surroundings.



Beautifully appointed

This luxurious kitchen/dining area with the very latest integrated appliances is the perfect source for culinary inspiration. Whether enjoying a quick morning coffee, lazing over lunch or indulging friends or loved ones with a fabulous dinner party, this open-plan layout easily transforms from peaceful retreat to highly social space as your mood or the occasion dictates.



Dare to *dream*

Your personal retreat should embody comfort, style and space – because only when all three are in harmony can you truly experience restful sleep. With subtle hues and luxurious carpet underfoot for a softer touch, the perfect surroundings invite you to unwind, whether that means curling up with a good book, enjoying a favourite movie or simply savouring a leisurely lie-in.





Oasis of calm

Large format porcelain wall and floor tiles exude elegance, with brushed brass and matt black fixtures and fittings offering the last touch in contemporary style. Whether starting the day with an invigorating rain shower or unwinding with a relaxing hot bath, a touch of self-indulgence is something you should perhaps consider getting used to.

Superior interiors



Security

- Colour video door entry system to each apartment
- CCTV system covering main entrance
- Fire doors
- Fully integrated smoke detectors & fire alarm system to all apartments

Flats external

- Private balcony/terrace, where applicable

Main entrance and common areas

- Communal lighting with movement sensors
- Parking, secure cycle storage & bin storage
- Private communal area with seating

Floor finishes

- Bathrooms & en suites - contemporary tiles
- Living rooms, hallways & kitchens - wide-plank luxury laminate flooring

Kitchens

- Bosch hob (or similar approved)
- Bosch oven (or similar approved)
- Bosch fridge/freezer (or similar approved)
- Bosch dishwasher (or similar approved)
- Bosch washer/dryer (or similar approved)
- LED lights under cabinets

Bedrooms

- Bespoke fitted wardrobes to first & second bedrooms

Internal doors

- Matt white panelled doors
- Brush brass handles

Internal general

- Screwless double power sockets
- Screwless flat plate light switches
- Telephone outlet sockets
- Connection points ready for Sky+/Satellite/BT/ Terrestrial TV & radio in all living rooms
- Underfloor heating

Paint finishes

- Walls - matt emulsion - Dulux Pure Brilliant White
- Ceilings - matt emulsion - Dulux Pure Brilliant White
- Skirting & architraves - eggshell - Dulux Pure Brilliant White

Bathrooms

- Bathroom suites with brushed brass taps & mixers
- Bath with glazed screen & thermostatic mixer shower
- Ensuites with matt black taps & mixers
- Shower enclosure to en suites,
- Vanity cabinet
- Heated towel rail
- Contemporary tiling
- Low voltage, two pin power outlet (shavers/toothbrush charging)

10 year
Building standards
& warranty

Peckham Rye Park together with the Victorian era Peckham Rye Common provide 113 acres of expansive green space just minutes from home.

Every apartment comes with secure bike storage, and, with a range of dedicated cycle paths, there are plenty of options for exercise, fun and fresh air.



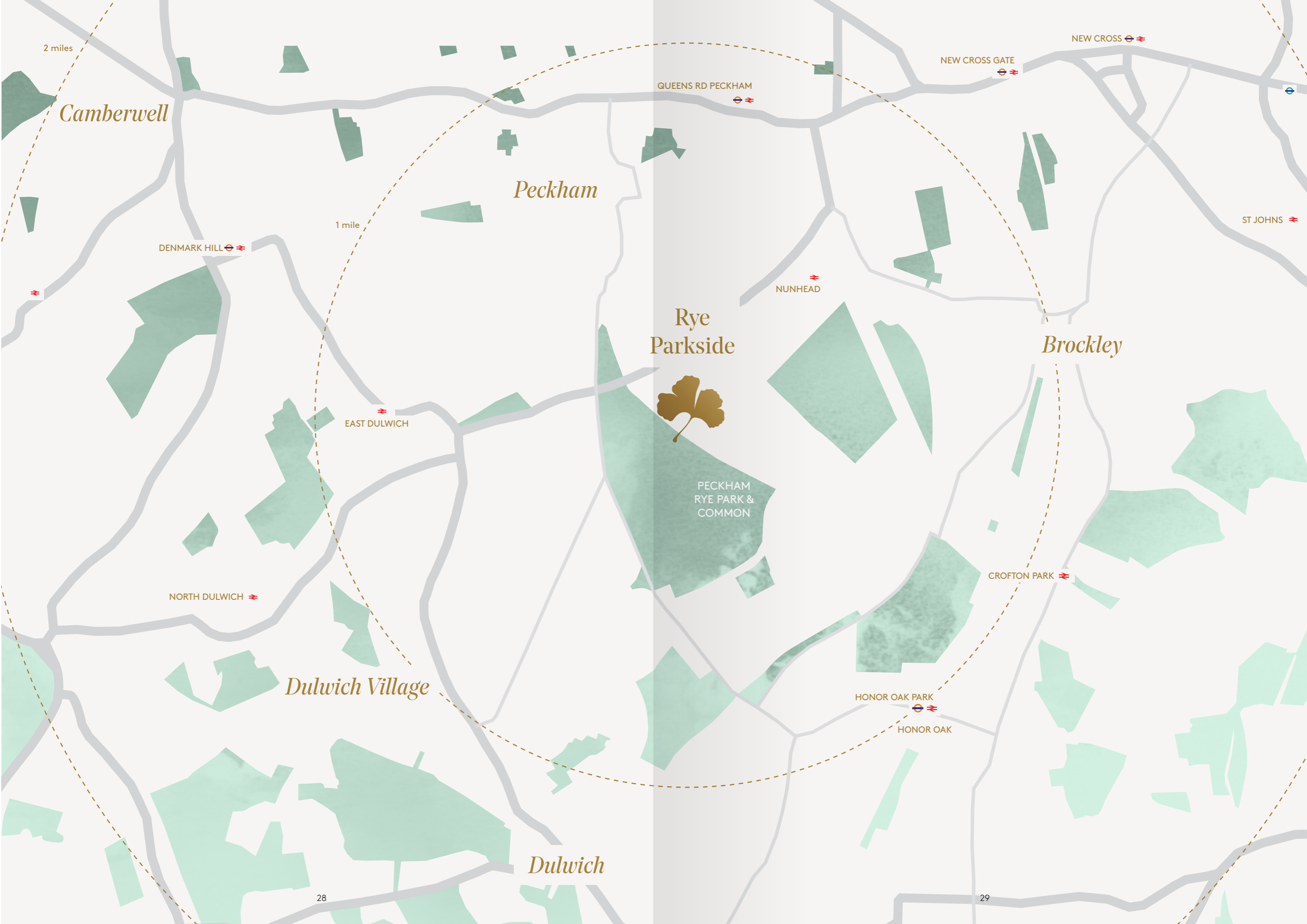
Breathing *space*

Get ready, because 'the great outdoors' is now on your doorstep.

A new cycle lane is planned to run alongside Peckham Rye Park, while Peckham Rye Common incorporates a new 3-mile cycle route for all skill levels. Take a moment to press pause, to relax and to enjoy a few of the priceless natural treasures life has to offer.







2 miles

Camberwell

Peckham

Rye
Parkside

Brockley

Dulwich Village

Dulwich

QUEENS RD PECKHAM

NEW CROSS GATE

NEW CROSS

ST JOHNS

DENMARK HILL

1 mile

NUNHEAD

EAST DULWICH

PECKHAM
RYE PARK &
COMMON

CROFTON PARK

NORTH DULWICH

HONOR OAK PARK

HONOR OAK

28

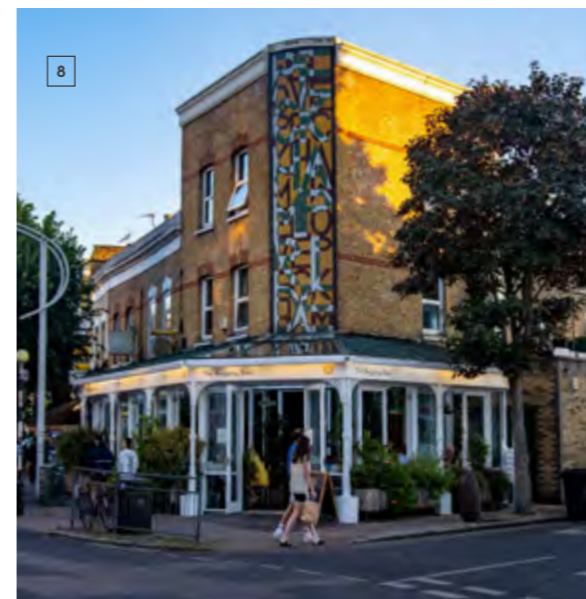
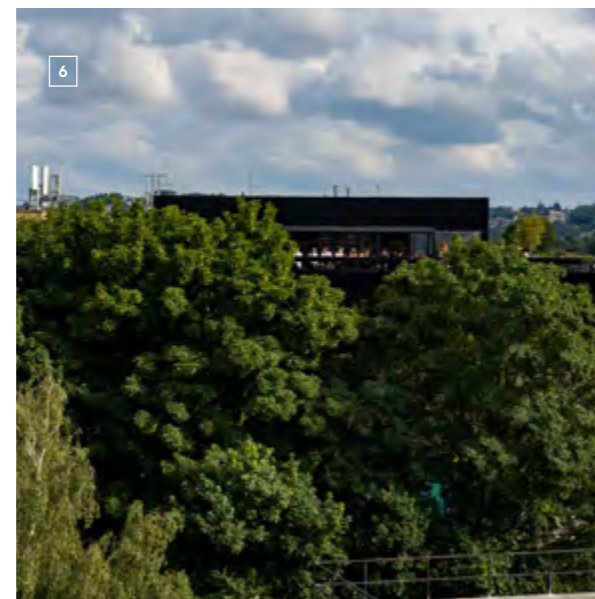
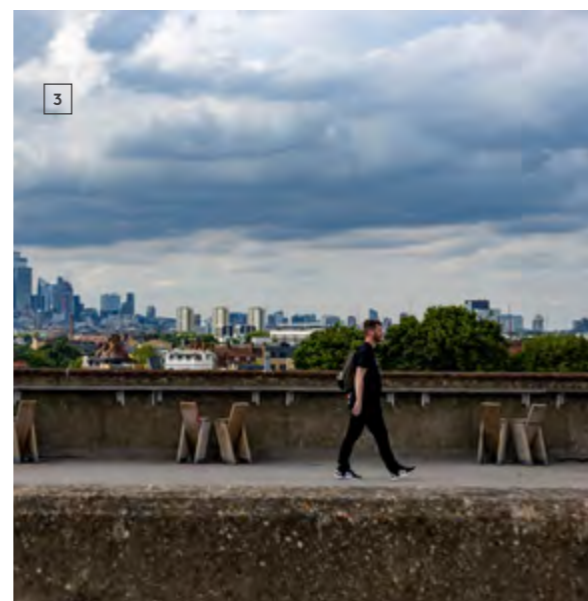
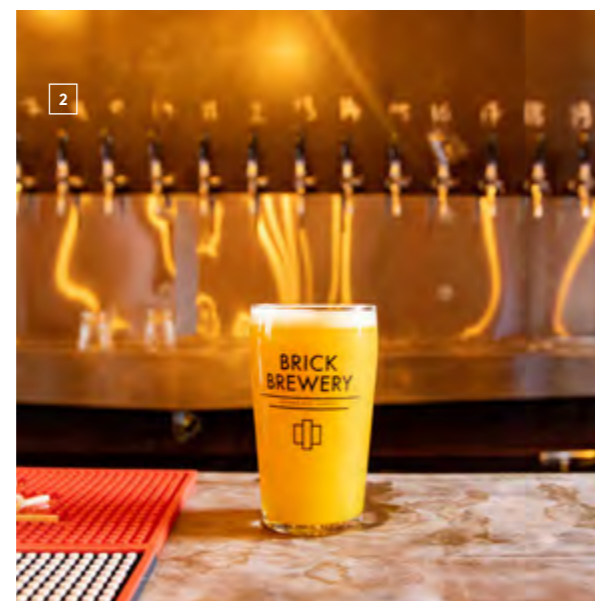
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Peckham is one of South London's most vibrant and eclectic neighbourhoods.

Celebrated for its creative energy, diverse community and buzzing food and arts scene. From rooftop bars and independent cinemas to contemporary galleries and cutting-edge restaurants, Peckham effortlessly blends its rich cultural heritage with a dynamic, ever-evolving spirit.

Peckham





1. Nola Coffee

A minimalist coffee haven serving expertly brewed speciality coffee, fresh bakes, and a calm escape from the bustle.

2. Brick Brewery

A local favourite with 20 draught lines, cask ales, and a chilled beer garden behind Peckham Rye Station.

3. Bussey Building Rooftop Bar & Cinema

Enjoy pizza, drinks, and panoramic London views atop this iconic rooftop with its own outdoor cinema.

4. Artusi

Daily fresh pasta and a simple, ever-changing menu celebrating local, seasonal produce.

5. Frank's Café

South London's rooftop staple for seasonal food, brunch, cocktails, and sunset views.

6. Forza Wine

Italian-inspired rooftop spot offering light bites and refreshing drinks in the heart of Peckham.

7. Old Spike Bakery

Speciality coffee meets artisan baking at this cosy social enterprise café and roastery.

8. The Begging Bowl

Inventive Thai small plates served in a vibrant, laid-back setting with bold, seasonal flavours.

9. Rye Lane & Rye Lane Market

A buzzing hub of global street food, independent shops, and colourful market culture.

10. The Sourcing Table, Peckham

A curated wine shop and bar offering low-intervention wines, expert advice, and regular tasting events.

11. Kanpai Sake Brewery & Taproom

The UK's first sake brewery, serving handcrafted sake and Japanese-inspired snacks in a cool taproom.

12. CLF Art Lounge & Roof Garden

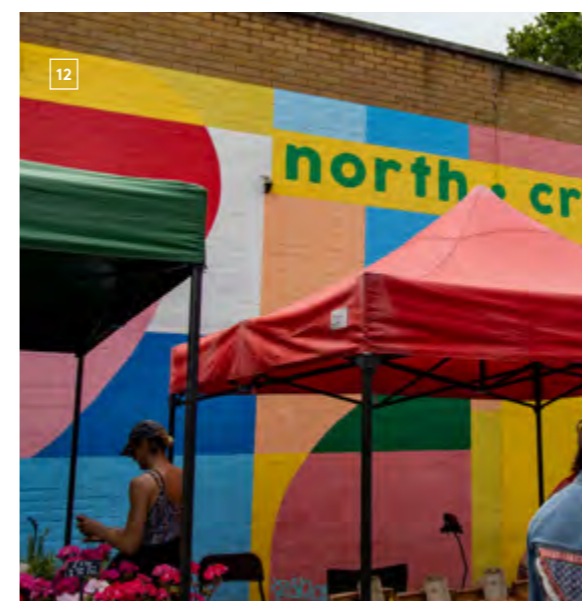
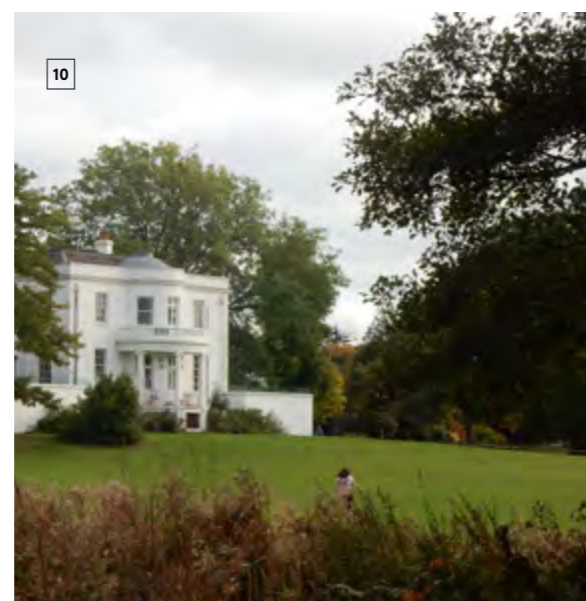
A hidden gem with cocktails, soul food, live jazz, and rooftop vibes in the heart of Peckham.

With its strong sense of community and its distinct village-like vibe, Dulwich Village is often referred to as 'the best place to live in London'.

Characterised by a mix of Georgian and Edwardian houses and Victorian terraces, have fun exploring and indulging in its independent boutiques, artisan coffee shops and restaurants.

Dulwich *Village*





1. Llewelyn's, Herne Hill

A stylish neighbourhood restaurant offering modern European dishes and seasonal produce just a short stroll from Dulwich Park.

2. Dulwich Picture Gallery

The world's first public art gallery, home to over 600 European masterpieces and top-tier exhibitions.

3. Dulwich Park

A vast green space with tennis courts, boats, bike hire, and the popular Dulwich Clock Café.

4. Rocca di Papa

Family-run Italian trattoria serving classic Roman-inspired dishes with a modern twist.

5. Pub Culture

Enjoy a pint at The EDT or The Rosendale—two of Dulwich's most loved pubs with great food and gardens.

6. Bartley's Flowers

Bartley's Flowers in Dulwich offers handcrafted floral arrangements and local delivery from their charming shop at 82 Dulwich Village.

7. G. Artisan Kitchen & Coffee House

G. Café offers artisan brunch, specialty coffee, and a warm, stylish setting by Peckham Rye—perfect for relaxed mornings or casual lunches.

8. Proud Sow Butchers

Proud Sow is a traditional butcher offering high-quality, free-range meats, artisan deli goods, and friendly service from its historic location.

9. Dulwich Festival

Annual celebration of art, music, and culture with events across the village.

10. Belair House

Georgian manor-turned-venue with dining, events, and leafy park surroundings.

11. Dulwich Vintners

An independent, family-run wine merchant in Dulwich Village, offering a curated selection of global wines, spirits, and craft beers.

12. North Cross Road Market

A lively weekly market with gourmet bites, fresh goods and unique finds.

Brockley is a hub for the arts and culture in South London, known for its wide-ranging community events.

The award-winning weekly Brockley Market champions seasonally sourced fruit and vegetables, locally caught fish, craft wines and beers, organic breads and artisan roasted coffees. The summer's community-led Brockley Max Festival celebrates local music, art, theatre and film.

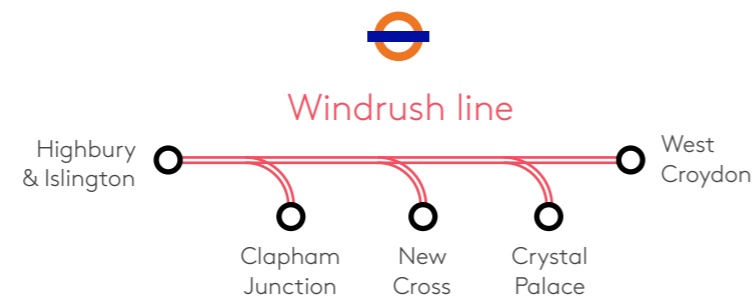
BROCCA Brockley




More to explore

Peckham Rye is well-connected offering a wide variety of transport options throughout the capital and beyond.

Peckham Rye, a vibrant South London hub on the historic Windrush line, offers direct rail links to key destinations like London Bridge, Blackfriars, Victoria, and Clapham Junction, connecting seamlessly to the wider Tube network via major interchanges.



By Train (from Peckham Rye Station - London Overground, SouthEastern, Southern, Thameslink)

 Station: a 20-minute walk from Rye Parkside

10
mins

London Bridge
(Jubilee & Northern Lines)



13
mins

Blackfriars
(District & Circle Lines)



15
mins

Victoria


17
mins

Clapham


20
mins


Farringdon


23
mins

St Pancras / Kings Cross
(via Blackfriars)





By Bus:

 12 minute walk to
Solomon's Passage (Stop EM)

10
mins

Peckham


11
mins

Peckham Rye
Overground Rail Station


18
mins

Brockley


22
mins

Dulwich Village


Buying with us

The developer's in-house sales team provide a personalised buying experience combining years of expertise with first-hand knowledge of the development

The Developer

The developer has completed many successful and popular new build and conversion schemes in London and the home counties over the past 15 years. It has constructed over 800 residential properties and is continuously working to provide stylish homes for buyers.

Knowledge

With first-hand knowledge of the development, from the site being acquired through to the final finishes, the sales team will be able to assist you with any query you may have, no matter how big or small.

Experience

The sales team has over 20 years' combined experience of the London new homes property market, with a wealth of expertise which will make buying your new home a smooth process.

Aftercare

Your new home comes with a 10-year building warranty from the completion date, with a dedicated aftercare team for the developer defect warranty period.*

* Refer to your policy hand book

020 3967 7567
 sales@rye-parkside.co.uk
 rye-parkside.co.uk



Disclaimer: While reasonable effort has been made to ensure the accuracy of this document and the information contained within, this cannot be guaranteed and no representation or warranty is made in that regard and all such representations and warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. The specification included herein is the anticipated specification as at the date of this brochure and is designed specifically as a guide and we reserve the right to amend the specification where necessary or desirable and without notice. Computer generated images are indicative of the quality and style of the development and are not intended to represent fully accurate depictions. Apartment and amenity designs, sizes, layouts and other details are indicative only and may be subject to change. Any areas, measurements or distances shown in any text or plan are indicative and for information purposes only and may be different once actually constructed. Any reference to use of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Variances occur between apartment types. Please refer to the sales team for details of a particular apartment. A management company will be appointed to provide building management services. Please note that the design of this development is ongoing and certain items of the specification may be amended to an item of equivalent quality without notice. Plans are not to scale. All measurements are approximate. All furniture and planting is shown for context only, not supplied with the apartment. Prices are subject to change without notice. Design & Marketing by Shaka Studio shakastudio.co.uk

Our developments include:
 (From Left to right, top to bottom)

Glacier Point E2
 64 incredible new properties in a landmark development in the heart of Bethnal Green.

The Exchange E3
 Stylish new homes situated alongside the tranquil waters of the Limehouse Cut Canal.

The Wallis E9
 39 new apartments and penthouses located in the heart of one of London's coolest neighbourhoods, Hackney Wick.

Earlsfield Place SW18 A stylish collection of 117 studio, 1, 2 and 3 bedroom apartments and six 3 bedroom freehold houses in Earlsfield, South London.

Smithfield Yard N8
 48 boutique apartments creating its own North London community.

Luxe Tower & Eastlight Apartments E1
 A lovingly curated collection of 89 homes in the heart of London's vibrant E1.

Hatcham Works SE14
 Beautifully restored Victorian warehouses in the Hatcham Park Conservation Area, comprising 6 houses and 10 apartments.

Walworth Collection SE1
 A collection of 73 beautifully appointed apartments in London's vibrant Elephant and Castle.

East Quarter E14
 57 state-of-the-art canalside and city view apartments



