



CASTLEMERE
- DEVELOPMENTS -

Introducing The Penthouse Collection on the Rye at Howard Court

Fronting onto the Peckham Rye Common moments away from the trendy pop-up shops, bars & restaurants of Peckham and East Dulwich, the Collection provides 2x1 Bed and 1x2 Bed New Build contemporary Penthouses with unobstructed City & Park Views. All apartments come with a 10 year build warranty & new 250 year lease.



Howard Court is ideally located in overlooking the North tip of the common moments away from the top of Rye Lane with it's stable of pubs, independent shops, pop-up bars & restaurants.

Peckham Rye & Nunhead Train Stations are within a 10-minute walk as is the ever-popular Village of East Dulwich and Lordship Lane



Each apartment offers spacious living spaces, kitchen and dining areas with integrated appliances, smart home technology and well-proportioned bedrooms and bathrooms whilst maximizing the light and views on offer.



Castlemere are Pioneers in the 'Airspace' Development market in utilizing technology and modern methods of construction to build high spec aspirational living spaces in the factory in a fraction of the time before fitting each scheme into place whilst causing minimal disruption at each site

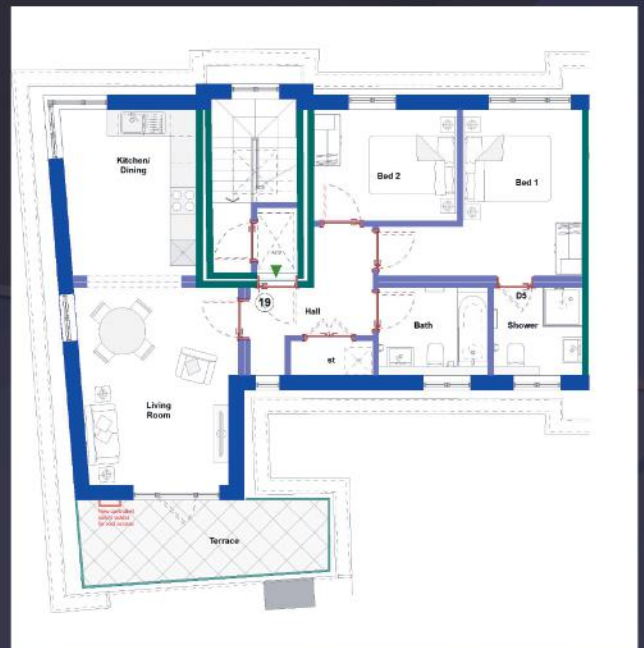
The Apartments



Penthouse 1

2 Bed
 2 Bath Apartment.
 753 sf NIA & 250 sf Terrace

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The large Master Bedroom has an ensuite bathroom and shower with a generous 2nd Bedroom and separate bathroom with bath.



Penthouse 2

1 Bed

1 Bath Apartment

431 sf NIA

Offering views over Peckham Rye the apartment is designed to provide an optimum open plan living space with a generous sized bedroom & kitchen opening into the living room.



Penthouse 3

1 Bed

1 Bath

400sf NIA

Benefiting from plenty of light and designed to maximize the space available with open plan living, a generous bedroom & views over Peckham Rye.



Stylish Specification

Kitchen

- Integrated Bosch appliances to include:
- Electric single oven
- Combination microwave
- Induction hob
- Washer/dryer
- Marble Worktop
- Curved-glass-fronted Chimney hood
- Bosch dishwasher
- Bosch Fridge/ Freezer
- Quality contemporary kitchen
- Downlights

Interior

- Double-glazed UPVC windows
- Oak veneer internal doors with chrome finish ironmongery
- Video entry system
- Security locks to windows
- Smoke and heat detector
- Chrome-finish to switches and sockets
- BT point to reception rooms, living room and all bedrooms
- Sky+ wired to living room and master bedroom, with TV points to remainder (Satellite connection is subject to purchaser's individual subscription)
- Gas-fired boiler
- Fitted wardrobes to all bedrooms
- Underfloor heating throughout
- Mixture of Pedant, wall and ceiling lights
- Engineered oak flooring to Lounge/Kitchen and hallway

Bathroom and en-suite

- Quality sanitaryware
- Chrome taps
- Thermostatically controlled shower
- Shower screens
- Fully tiled walls
- Porcelain floor tiles
- Chrome heated towel rail
- Chrome shaver point
- Wall mirror
- Vanity Unit
- Recess LED lights to mirror
- Recessed led lights

Exterior

- Security lights to entrance porch and balcony/French doors
- Landscaped communal gardens
- Closeboard fencing to boundary