



A modern two bedroom apartment positioned on the highly desirable Greenwich Peninsula.

**Cutter Lane, London, SE10**

Guide Price £645,000 Leasehold (Lease Expiry June 2254)



- Modern two bedroom apartment
- Bright and airy
- All rooms facing the River Thames
- Perfectly located for the Jubilee line
- Floor to ceiling windows

#### Description

Situated on the tenth floor of this luxury riverside development is this bright and airy two bedroom apartment which offers approximately 679 sq ft of living space. The apartment is flooded with natural light, which is absorbed via the large floor to ceiling windows, which also further enhance the impressive views from all rooms, directly overlooking the River Thames.

Internally, there is an open plan living area, encompassing a fitted kitchen with integral appliances, plus there is a small study area. The principal bedroom offers fitted wardrobes, plus there is additional fitted storage upon entering the apartment.

#### Local Information

Greenwich peninsula is a highly desirable location, which is positioned on the edge of the River Thames and within minutes of the O2 arena, which offers access to a wide range of shops, bars and restaurants. North Greenwich station is located within less than 0.5 miles, offering access into Canary Wharf in approximately 4 minutes, and to Bond Street in less than 30 minutes.

All times and distances are approximate.

---

#### Tenure

Leasehold (Lease Expiry June 2254)

#### Local Authority

Royal London Borough of Greenwich

#### Council Tax

Band = E

#### Ground Rent

£2,985.12 per annum

#### Service Charge

£100 per annum

#### Energy Performance

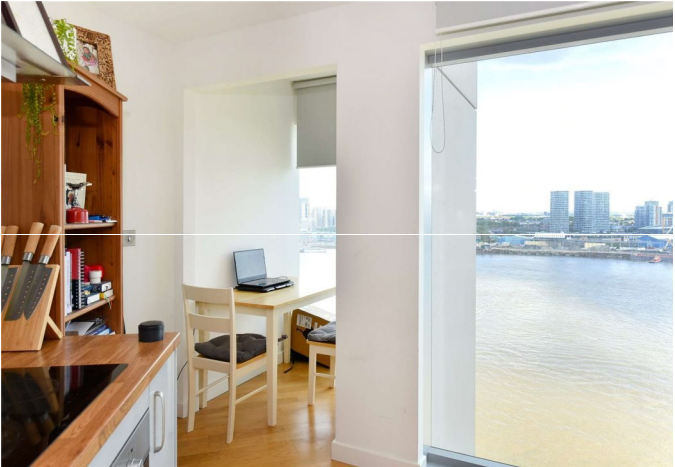
EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.  
Telephone: +44 (0) 20 7531 2530.







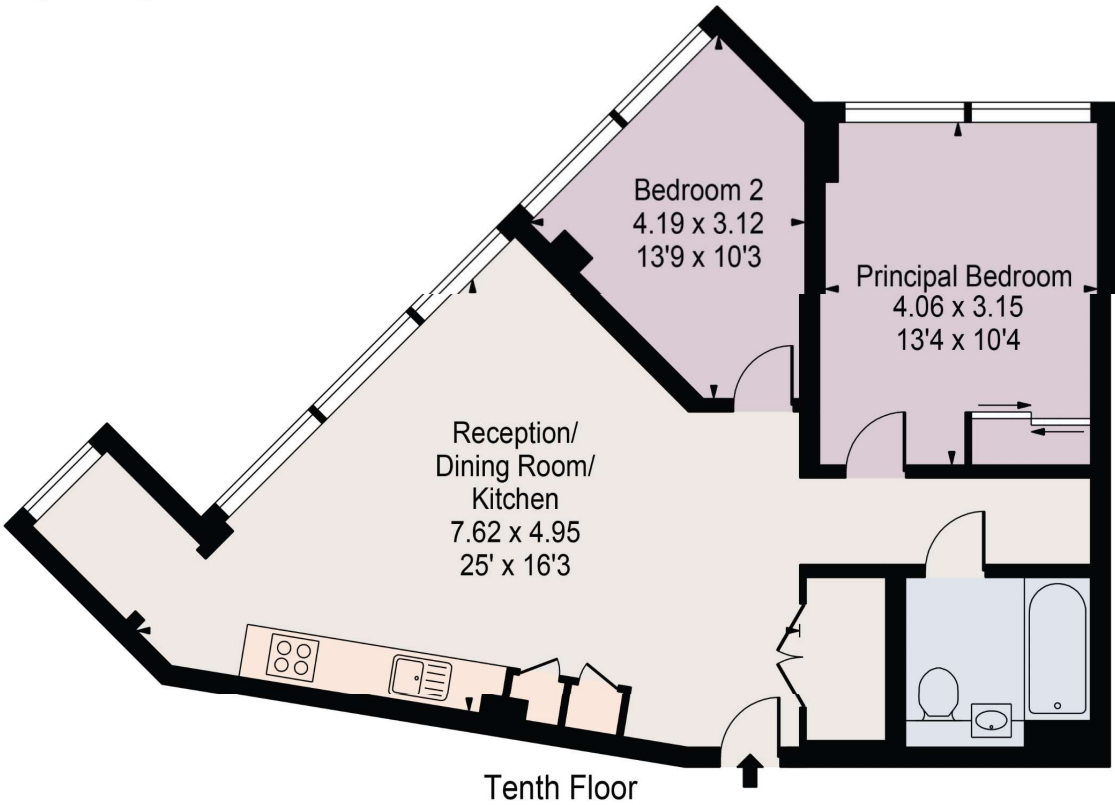


Cutter Lane, London, SE10  
Gross Internal Area 679 sq ft, 63.1 m²

Antony Cherriman  
Canary Wharf  
+44 (0) 20 7531 2530  
antony.cherriman@savills.com



Cutter Lane, SE10  
Gross Internal Area(Approx)  
Total = 63.08 Sq m / 679 Sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20221230JEAR

