

No. 3 Upper Riverside, 8 Cutter Lane, Greenwich, SE10

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£550,000 *Leasehold*

This absolutely stunning one-bedroom apartment is situated on the 15th floor of this incredibly popular riverside development, moments from the River Thames walkway and the iconic O2 Arena. Measuring approximately 532 sq ft, the property boasts a private covered balcony with spectacular far-reaching river views. Presented in immaculate condition throughout, this is a genuine turnkey opportunity for any buyer looking for a beautifully maintained home in a superb riverside setting.

KEY FEATURES

- Stunning 15th floor apartment
- Beautifully presented throughout
- Approximately 532 sq ft
- Spectacular far-reaching river views
- Spacious and bright reception room
- High-specification open-plan kitchen
- Double bedroom with fitted wardrobes



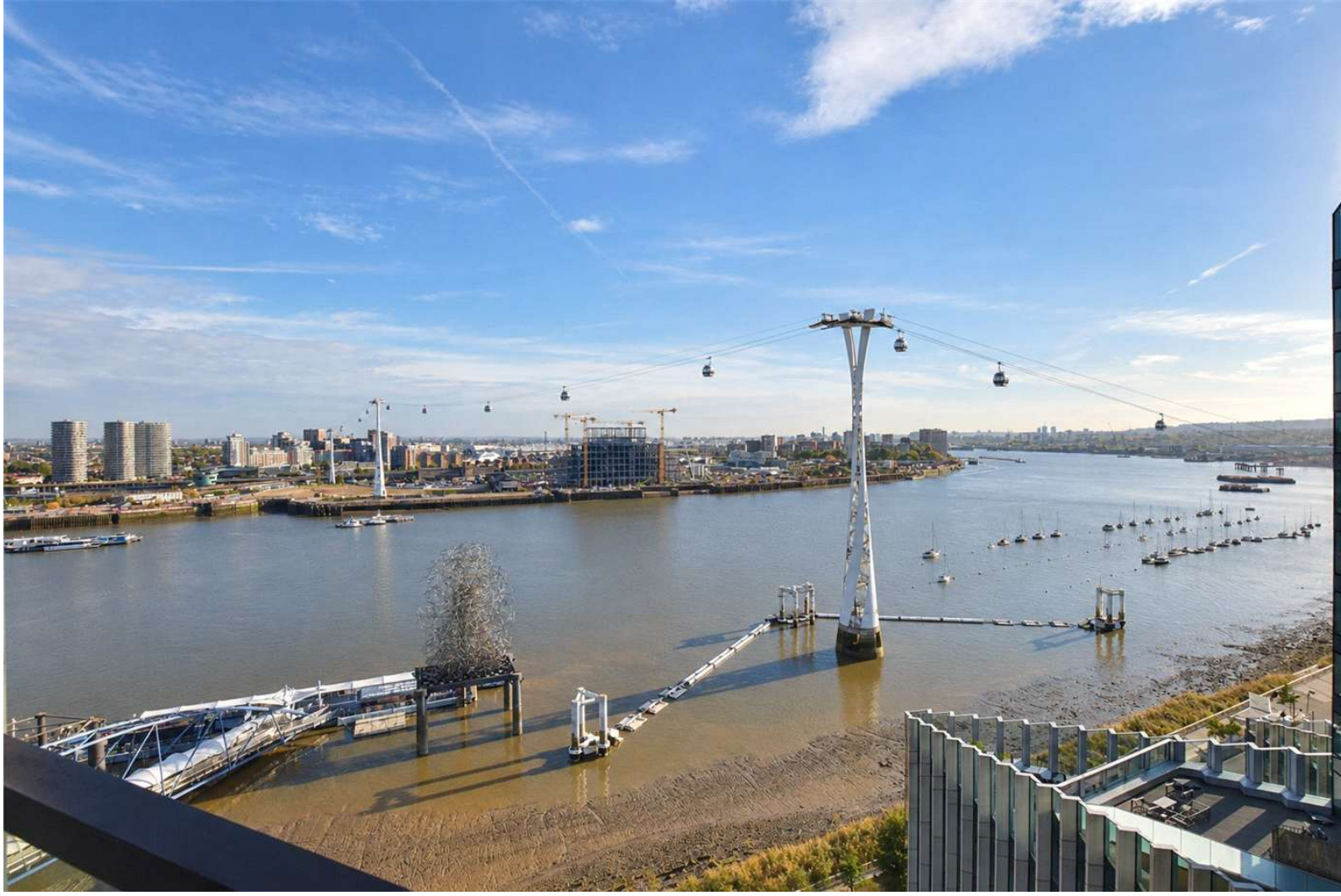


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The accommodation briefly comprises a particularly bright and spacious reception room with a stylish, high-specification open-plan kitchen, offering ample storage, generous worktop space and integrated white goods. The reception area opens directly onto the lovely covered balcony, perfectly positioned to enjoy the impressive views. There is a good-sized double bedroom with fitted wardrobes, alongside a beautifully appointed family bathroom. Further benefits include a particularly useful additional area off the reception, providing excellent storage or potential walk-in wardrobe space, together with a separate utility cupboard.

Additional features include underfloor heating and video entry. Residents also enjoy an outstanding range of facilities, including a 24-hour concierge service, a spectacular 15th floor communal swimming pool with panoramic views, a fully equipped gym alongside two fitness studios, a private cinema, a karaoke room, a private dining room, a barbecue terrace, communal roof terraces, and dedicated co-working space.

Cutter Lane is perfectly positioned at the top of the North Greenwich Peninsula, adjacent to the River Thames and the iconic O2 Arena, with its excellent shopping, restaurants and world-class music and entertainment venue. The property is also just moments from superb transport links, including North Greenwich Underground Station (Jubilee Line) and the IFS cloud cable car. The historic town centre of UNESCO Greenwich is also close by, together with the beautiful Royal Park, home to the Royal Observatory, National Maritime Museum and the famous Cutty Sark.





MATERIAL INFORMATION

Tenure: Leasehold
Term: 228 years
Service Charge: £4908.66 per annum
Ground Rent: £ 570.17 Annually (subject to increase)
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

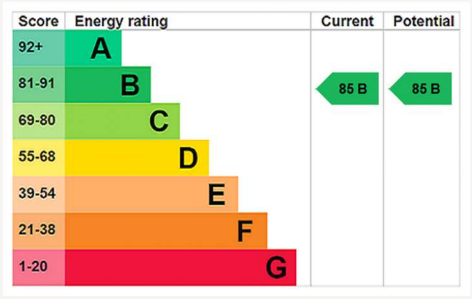
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences







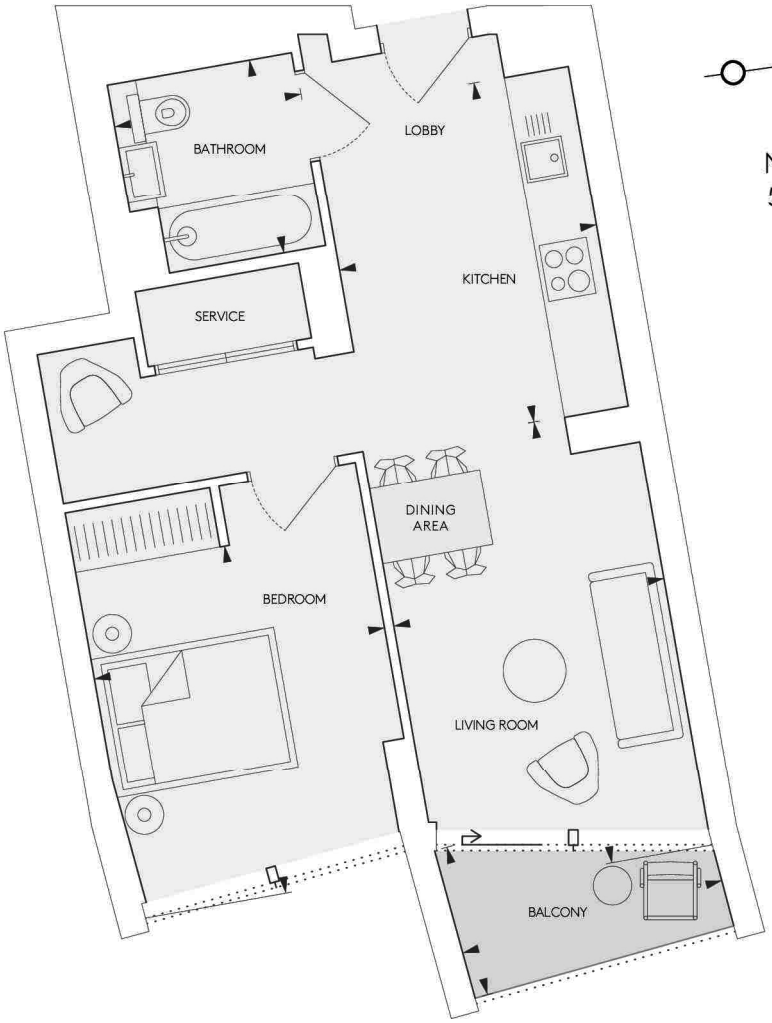


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/GRE260264



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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NET INTERNAL AREA
532 sq ft/49.4 sq m

BEDROOM
12' 3" x 10' 3"/3.74m x 3.11m

BATHROOM
6' 11" x 6' 7"/2.10m x 2.00m

LIVING ROOM
15' 7" x 9' 6"/4.75m x 2.89m

KITCHEN
11' 12" x 9' 1"/3.65m x 2.76m

BALCONY
9' 4" x 5' 4"/2.83m x 1.62m
38.0 sq ft/3.5 sq m

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