



2 Cutter Lane, Greenwich, London, SE10

Asking Price £595,000 *Leasehold*



Situated on the 10th floor of a prestigious development on the North Greenwich Peninsula, this stunning 2-bedroom, 2-bathroom apartment offers approximately 713 sq ft of contemporary living space with breathtaking river views.

KEY FEATURES

- 10th floor apartment on North Greenwich Peninsula
- 2 beds, 2 baths, 713 sq ft
- 17ft reception with open-plan kitchen
- Covered balcony with river views
- Master ensuite, both bedrooms overlook river
- Family bathroom, underfloor heating, storage
- Luxury amenities: concierge, pool, gym, cinema, co-working



Greenwich

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The property features a bright 17ft reception room with an open-plan kitchen fitted with modern white goods. The living area flows seamlessly onto a covered balcony, perfect for enjoying the stunning vistas. Both double bedrooms enjoy river views, with the master benefitting from an ensuite bathroom, complemented by a family bathroom.

Designed with comfort and style in mind, the apartment features floor-to-ceiling windows, underfloor heating, video entry, and ample storage.

Residents of this exceptional development enjoy a range of luxury amenities, including a 24-hour concierge, an upper-floor swimming pool and gymnasium both overlooking the river, cinema and media rooms, and dedicated co-working spaces.

The location is unbeatable: adjacent to the O2 Arena with its world-class entertainment, restaurants, and shops, and moments from the Emirates Cable Car and riverboat services offering quick access to Canary Wharf and the City. The historic Greenwich Town Centre is also nearby, with its Roval Park. Observatorv. and vibrant market.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 0 year and 0 months
Service Charge: £6020 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E
EPC rating: B
Is the property listed: Property is not listed

Utilities: TBC
Electricity supply:
Sewerage supply:
Water supply:
Mobile signal:

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
Is object modified: False

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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.





AREA	DIMENSIONS
Bedroom 1	12' 8" x 13' 4" / 3.85m x 4.06m
Bedroom 2	10' 6" x 13' 8" / 3.20m x 4.16m
Bathroom	7' 3" x 6' 11" / 2.20m x 2.10m
En Suite	4' 11" x 7' 3" / 1.50m x 2.20m
Living Room	10' 2" x 17' 4" / 3.09m x 5.29m
Kitchen	10' 2" x 13' 0" / 3.10m x 3.95m
Balcony	5' 0" x 9' 1" / 1.52m x 2.76m
TOTAL INTERNAL AREA	712 sq ft / 66.2 sq m
TOTAL EXTERNAL AREA	30.1 sq ft / 2.8 sq m



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