



2 Cutter Lane, Greenwich, LONDON, SE10

Offers in excess of £525,000 *Leasehold*



A stunning one-bedroom first-floor apartment with beautiful river views, perfectly positioned on the sought-after North Greenwich Peninsula, just moments from the River Thames and the iconic The O2 Arena.

KEY FEATURES

- 1-bed, first floor (541 sq ft)
- Covered balcony with river views
- North Greenwich Peninsula
- Moments from The O2 Arena
- Open-plan kitchen
- Fitted wardrobes
- Luxury bathroom



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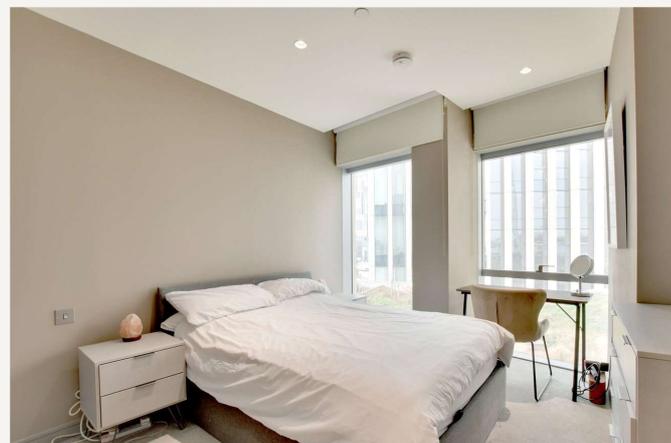
for every step...



Measuring approximately 541 sq ft, the accommodation briefly comprises a superb reception room with a stylish open-plan kitchen, complete with integrated white goods and contemporary finishes — ideal for both relaxing and entertaining. The reception room also leads onto a covered balcony, offering delightful side river views and the perfect spot to unwind. The principal bedroom measures approximately 11 ft and benefits from fitted wardrobes, while the beautifully appointed luxury bathroom is finished to a high specification. Additional features include a large utility cupboard, which also provides extra-large storage space, a video entry system and underfloor heating throughout.

Residents of Cutter Lane enjoy an exceptional array of lifestyle amenities, including five rooftop terraces, a private BBQ terrace, two fully equipped gyms, a swimming pool, steam room, cinema room, entertainment room, co-working space, private dining room, coffee machine facilities, pantry and concierge service - all designed to offer convenience, comfort and a true sense of community. Cutter Lane is an incredibly popular development, prized for its modern design and unbeatable location.

Not only is the apartment moments from the world-class entertainment, shopping and dining on offer at The O2 Arena, it is also ideally situated for excellent transport links, including the IFS Cloud Cable Car and the Jubilee Line from North Greenwich Station. The historic Greenwich town centre, a UNESCO World Heritage Site, is also within easy reach, along with Greenwich Park, the Royal Observatory Greenwich, the vibrant Greenwich Market, DLR services and Riverboat connections - making this an exceptional place to call



MATERIAL INFORMATION

Tenure: Leasehold

Term: 246 years

Service Charge: £4800 per annum

Ground Rent: £ 570 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

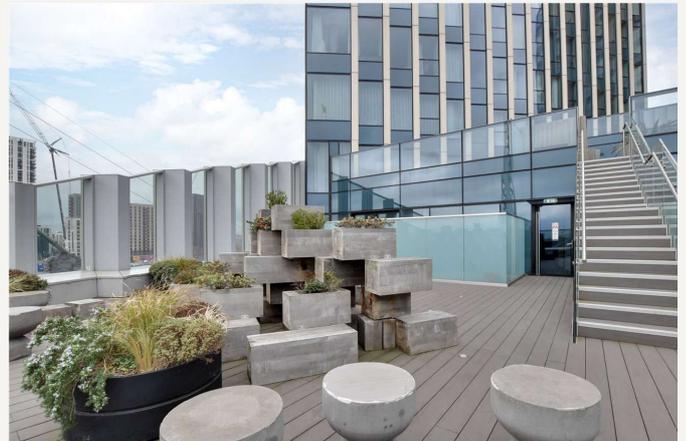
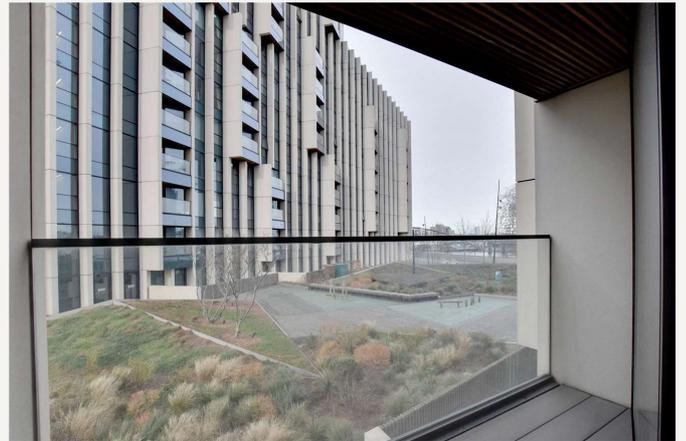
Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

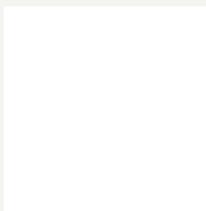
Last flood date:

Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

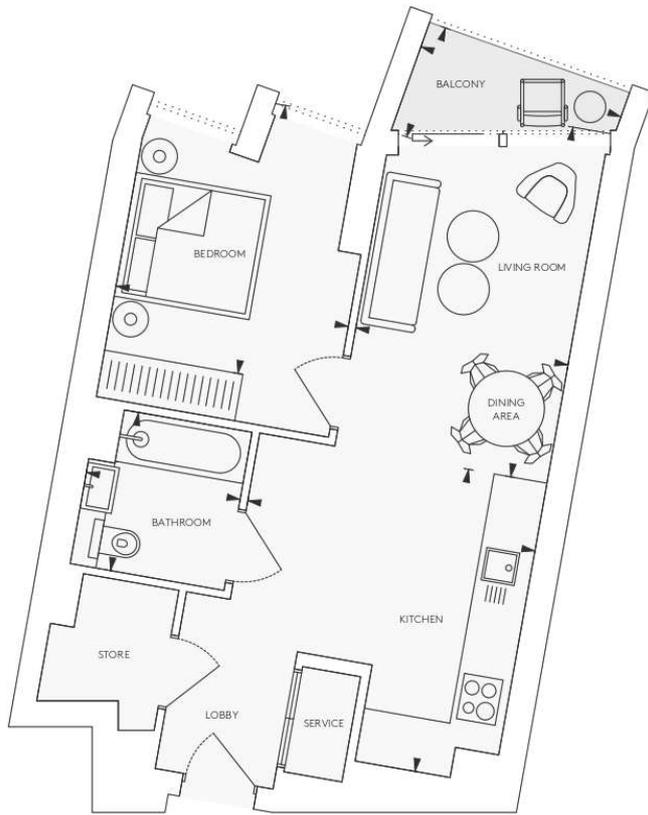
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/CLS253915>

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.





NET INTERNAL AREA
541 sq ft / 50.3 sq m

BEDROOM
11' 9" x 10' 1" / 3.57m x 3.07m

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

LIVING ROOM
15' 3" x 9' 2" / 4.66m x 2.81m

KITCHEN
13' 2" x 12' 5" / 4.02m x 3.79m

BALCONY
5' 0" x 9' 1" / 1.52m x 2.76m
30.1 sq ft / 2.8 sq m

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