



8 Cutter Lane, Greenwich, London, SE10

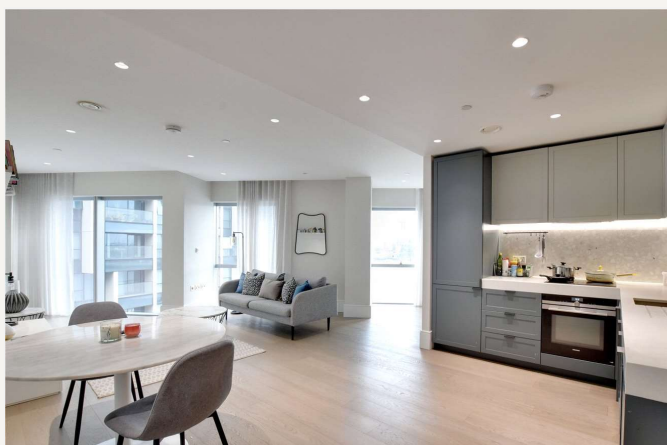
£800,000 *Leasehold*

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Set within a striking modern riverside development on Cutter Lane, this exceptional 2-bedroom, 2-bathroom apartment offers luxury living with uninterrupted views of the River Thames from every principal room.

KEY FEATURES

- 8th-floor apartment with stunning river views
- 872 sq ft of modern living space
- 21ft open-plan reception and kitchen
- Principal bedroom with en-suite and balcony
- Second double bedroom with river views
- Two stylish bathrooms
- Underfloor heating throughout



Greenwich

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Set within a striking modern riverside development on Cutter Lane, this exceptional 2-bedroom, 2-bathroom apartment offers luxury living with uninterrupted views of the River Thames from every principal room.

Occupying the 8th floor and spanning approximately 872 sq ft, the apartment features a spacious 21ft reception room with floor-to-ceiling windows and a superb open-plan kitchen, fully fitted with high-quality integrated appliances. Both double bedrooms enjoy direct river views, with the principal bedroom opening onto a covered private balcony – the perfect spot to relax and take in the stunning riverscape. The principal bedroom also benefits from a stylish en-suite bathroom, complemented by a second contemporary bathroom and generous storage throughout.

Designed with comfort and elegance in mind, the property boasts underfloor heating throughout and access to a range of premium residents' amenities, including a 24-hour concierge, an impressive upper-floor swimming pool and gymnasium – each offering breathtaking skyline and river vistas.

Perfectly positioned adjacent to the river and moments from the O2 Arena, residents are within easy reach of world-class entertainment, shopping, and dining. Excellent transport connections include the Jubilee Line, Emirates Cable Car, and Thames Clipper riverboat service, providing swift access into Canary Wharf and Central London. The nearby historic Greenwich town centre, with its Royal Park, Observatory, boutiques, and restaurants, adds further appeal to this highly sought-after location.



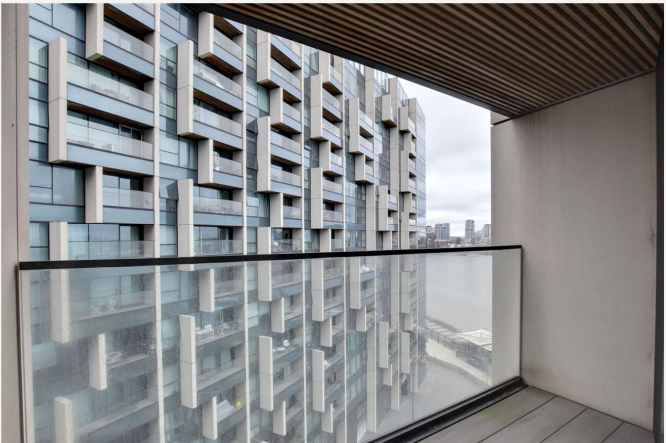
MATERIAL INFORMATION

Tenure: Leasehold
Term: 234 years
Service Charge: £7191 per annum
Ground Rent: £ 455 Annually (subject to increase)
Council Tax Band: E
EPC rating: B
Is the property listed: Property is not listed

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

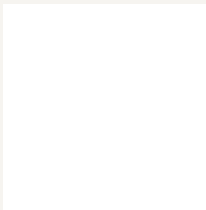
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

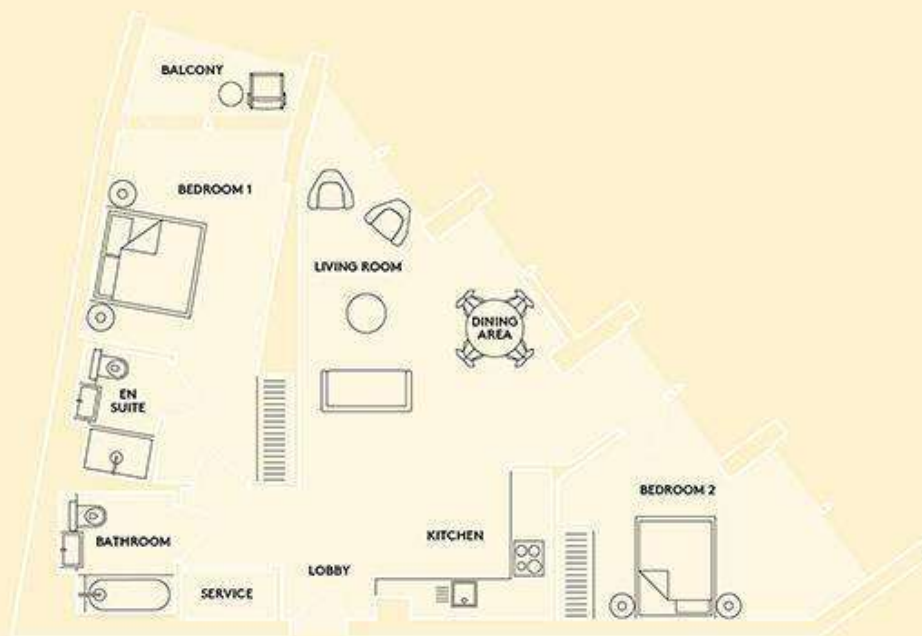
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/GRE250298>

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
872 sq ft/81.0 sq m

Bedroom 1
14' 3" x 10' 0" / 4.33m x 3.05m

Bedroom 2
17' 7" x 12' 8" / 5.35m x 3.86m

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

En Suite
7' 2" x 4' 11" / 2.18m x 1.50m

Living Room
21' 7" x 15' 2" / 6.58m x 4.61m

Kitchen
9' 10" x 8' 5" / 3.00m x 2.56m

Balcony
38.0 sq ft/3.5 sq m

Floor plan measurements are approximate
and are for illustrative purposes only.

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