

## Cutter Lane, , London, SE10 0XX

- 2 Bedroom Duplex Apartment
- Swimming Pool
- Communal Roof Terrace
- 24 Hour Concierge
- Private Balcony
- Chain Free

**£875,000**

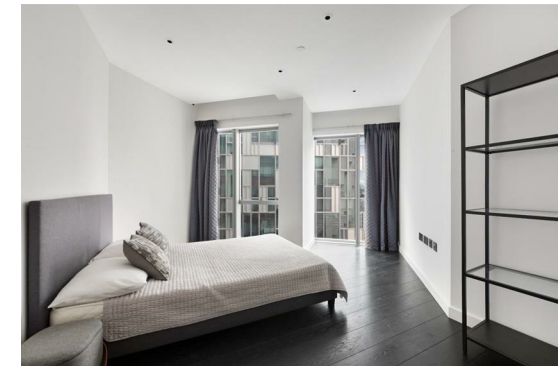
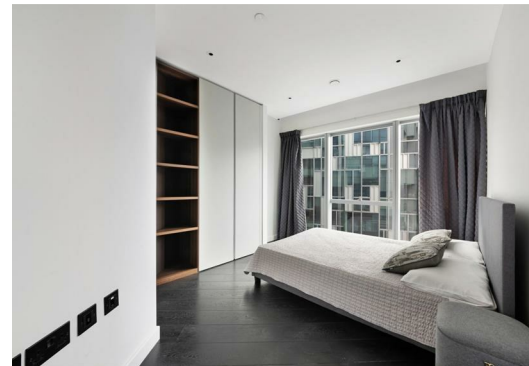


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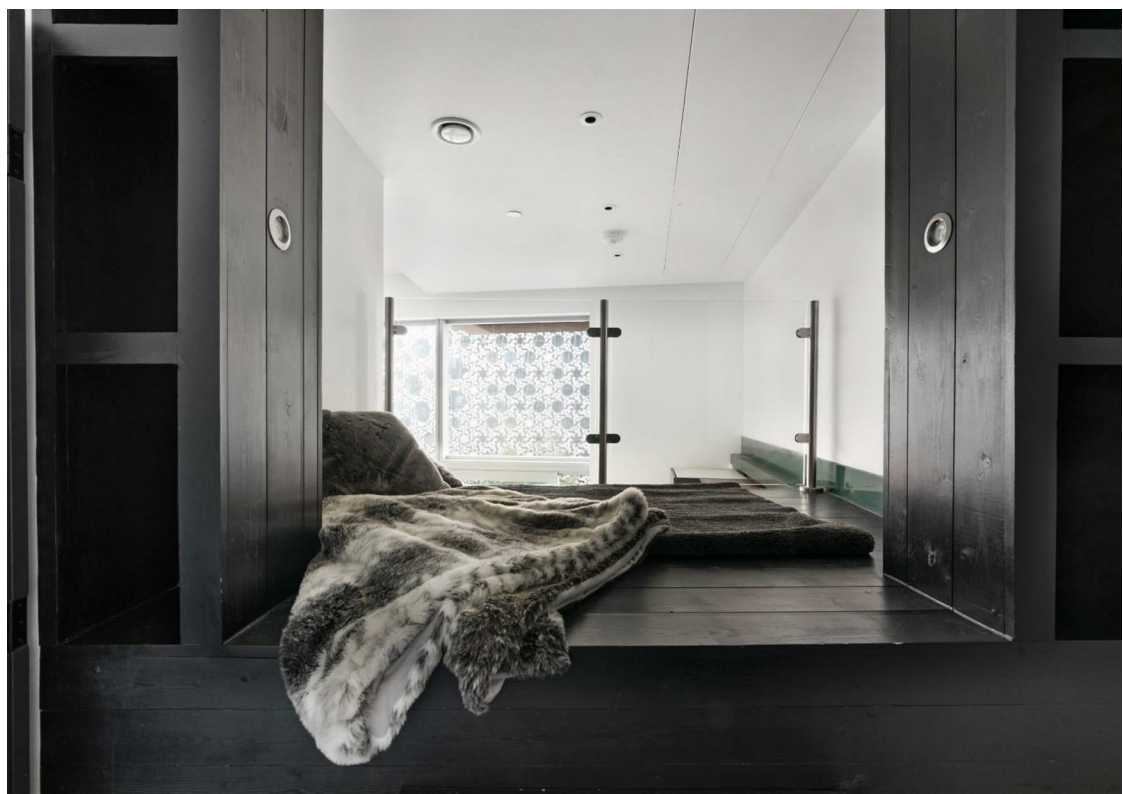
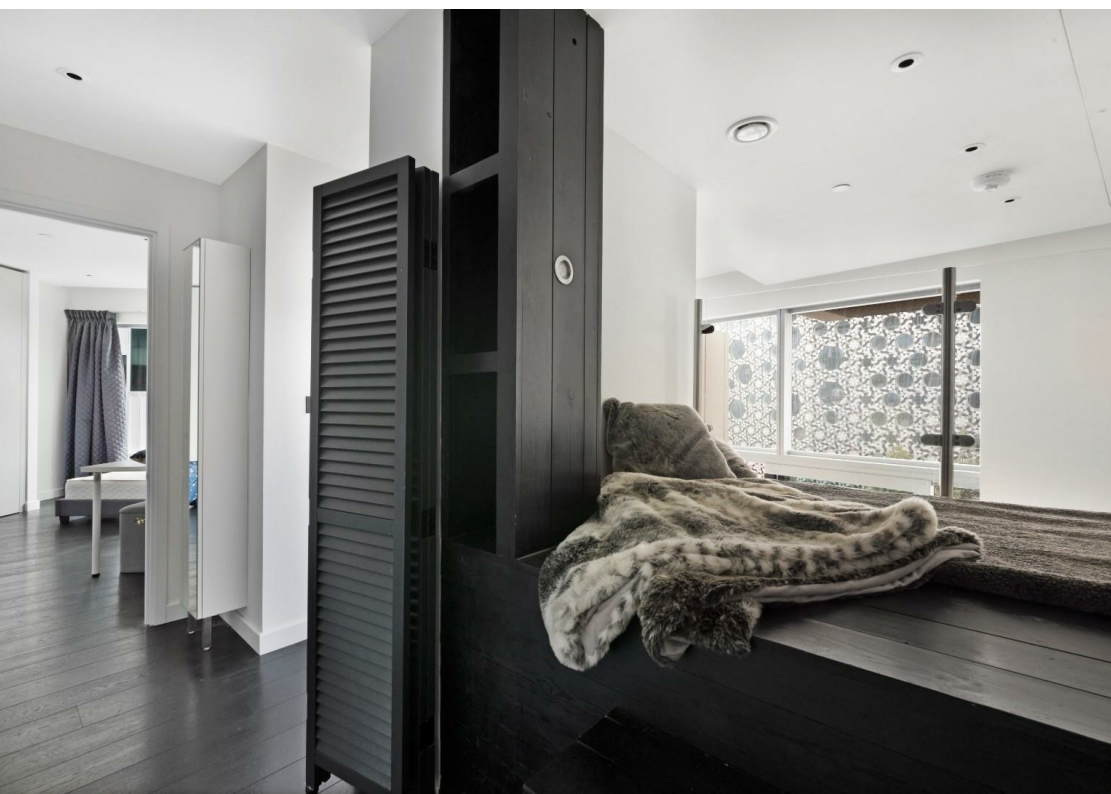
## DESCRIPTION

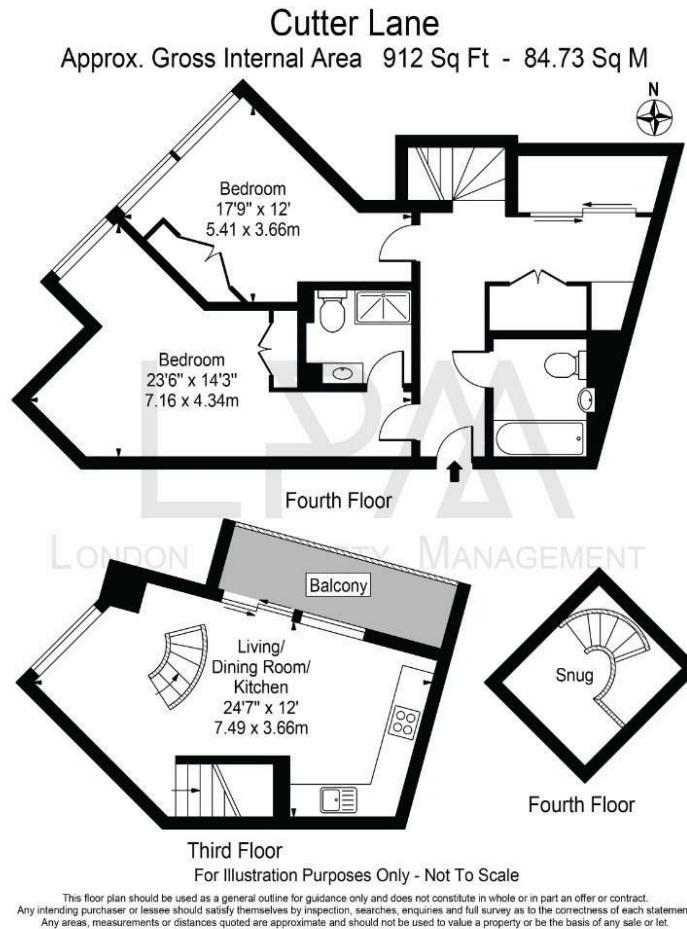
Spanning just under 1,000 sq ft, this duplex apartment has been immaculately maintained and is bathed in natural light, thanks to expansive floor-to-ceiling windows. The stunning open plan lounge benefits from impressive double height ceilings and leads onto a private balcony overlooking the River Thames. The fourth floor comprises of two double bedroom one of which has its own ensuite shower room.

Residents enjoy access to a host of premium amenities including a 24-hour concierge, a state-of-the-art gym, a large heated indoor swimming pool, a private cinema room, and an expansive communal roof terrace.









### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.