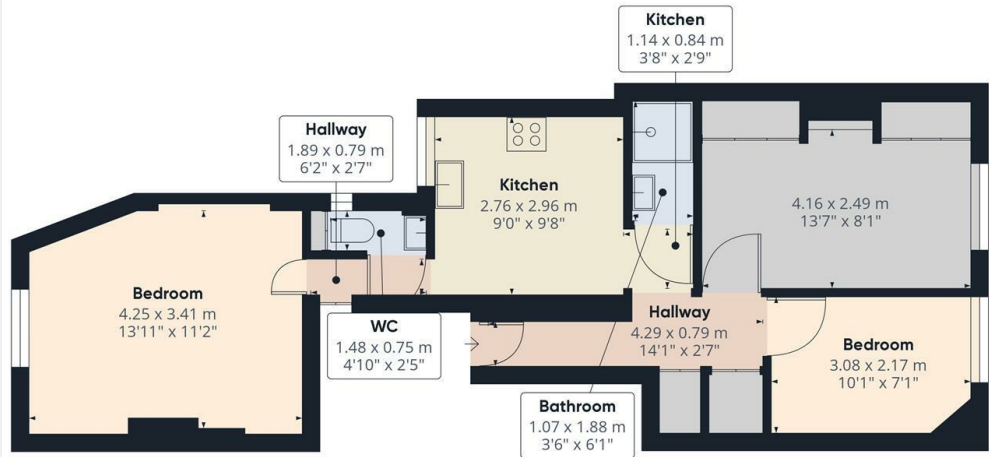




## 49a The Cut, Southwark, SE1 8LF

£2,100 PCM

- 2 Bedroom 1st floor apartment
- Fitted kitchen with appliances
- Available on long term tenancy (Initial 12 months)
- Available from 15th July 2024
- Situated in heart of The Cut offering a vast array of bars and restaurants
- Fitted wardrobes in master bedroom
- Council tax band D - Southwark council
- Southwark and Waterloo Stations just 0.1m distance
- Shower room with separate WC
- Unfurnished

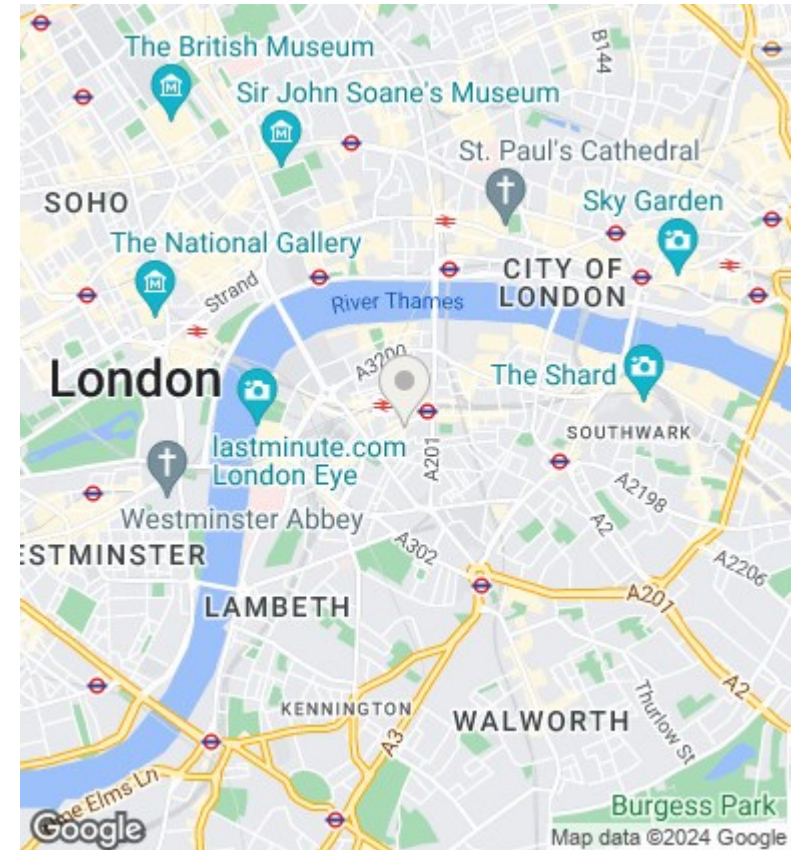


Approximate total area\*  
52.82 m<sup>2</sup>  
568.56 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Directions

7 Ballards Lane, Finchley, London, N3 1UX  
02083499000

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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