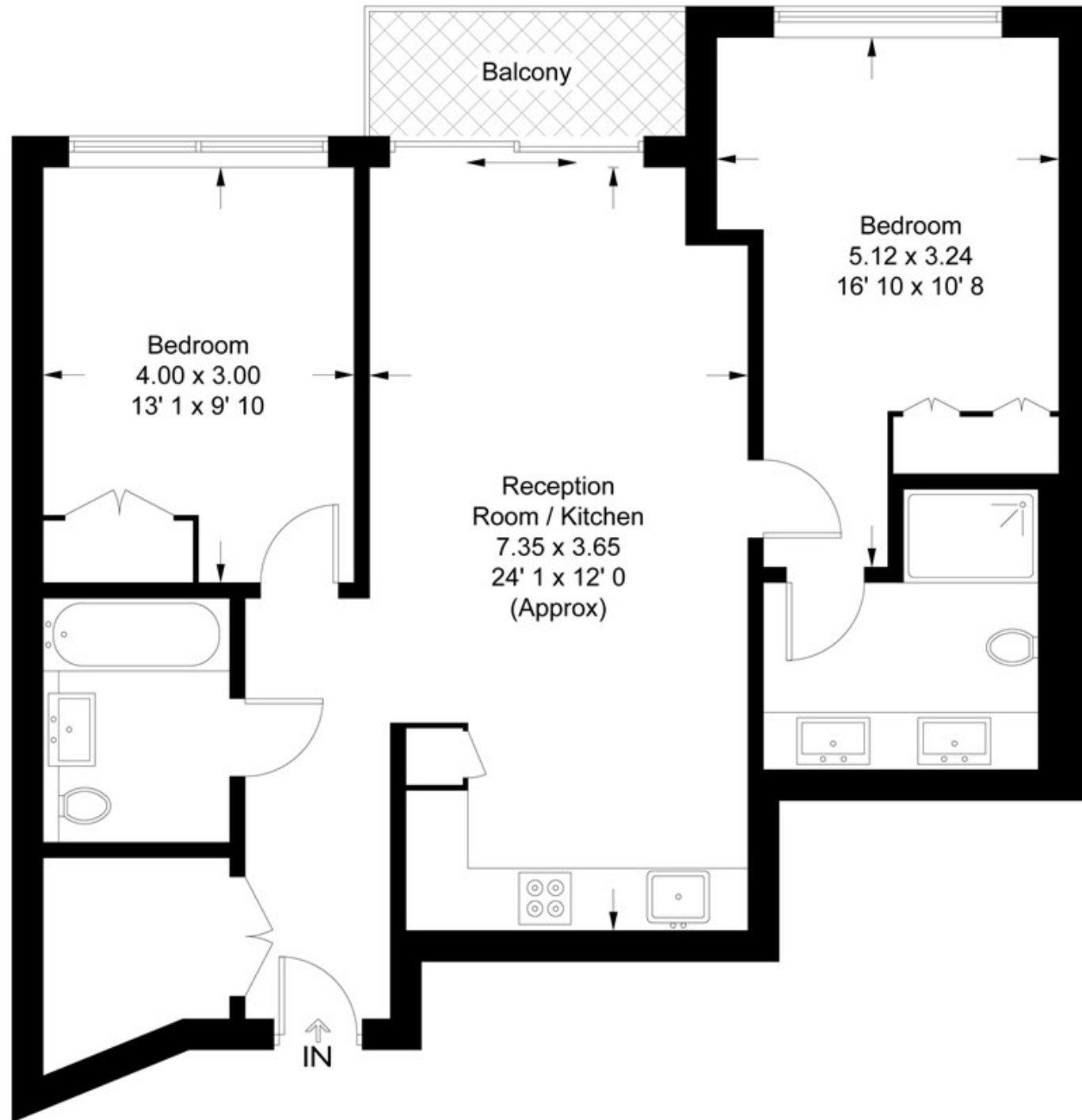


Upper Riverside, Cutter Lane

Approximate Gross Internal Area = 809 sq ft / 75.2 sq m



Seventeenth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Upper Riverside, 18 Cutter Lane

£2,800 PCM

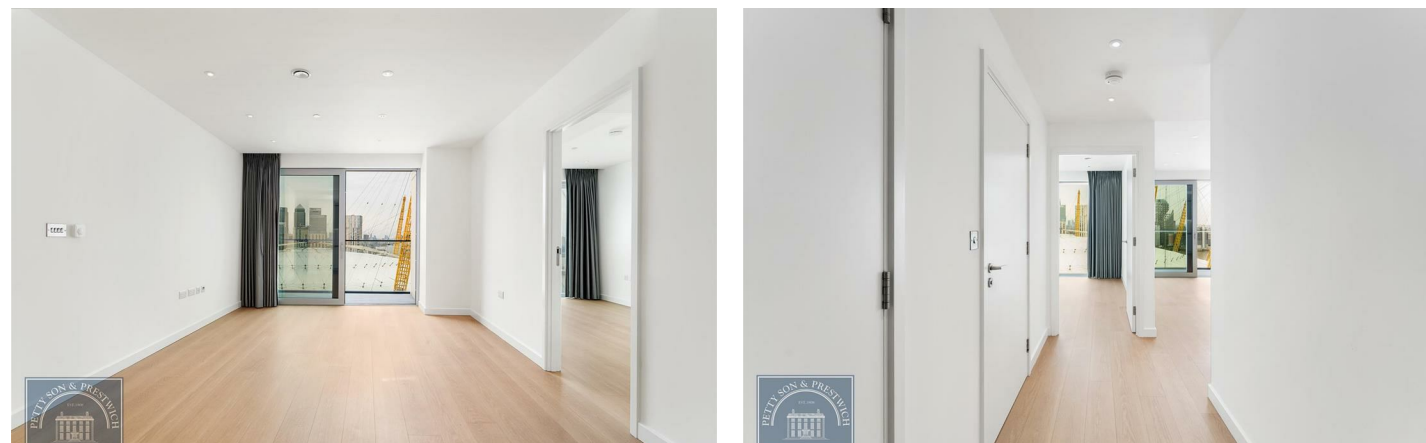
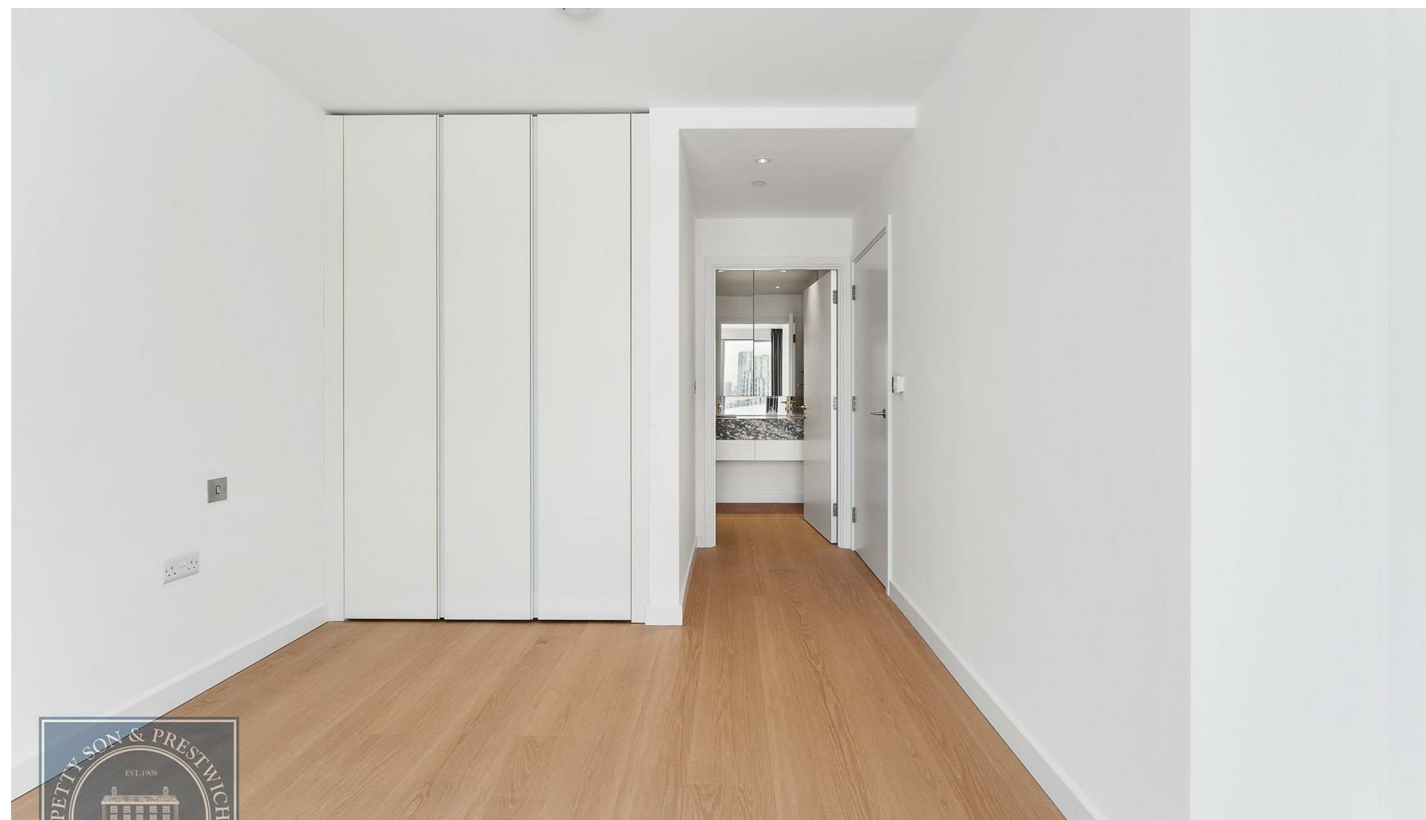
- PRIVATE BALCONY
- EN-SUITE
- 24 HOUR CONCIERGE
- RIVER VIEWS
- COUNCIL TAX BAND E
- SWIMMING POOL & GYM

Upper Riverside, 18 Cutter Lane

Petty Son & Prestwich offer for rent this ultra modern and luxury two bedroom, two bathroom apartment, located on the 17th floor of Upper Riverside, Greenwich Peninsula.



Council Tax Band: E



This luxurious UNFURNISHED two bedroom apartment is located on the 17th floor on Upper Riverside, Greenwich Peninsula offers spectacular views over The River Thames and comes complete with access to the residents' swimming pool, gym, roof terrace and 24 hour concierge.

The spacious accommodation includes an open plan living/kitchen/dining area with a balcony overlooking the Thames plus two spacious bedrooms, with built in wardrobes. Both bedrooms are a great size, with the master coming complete with luxury en-suite.

Living in Upper Riverside is much more than living in your own individual apartment, you are part of something much greater. This stunning family of five light filled, glass and stone towers, with roof gardens cascading to the edge of the Thames, occupies one of the best riverside locations in London. You will become part of the exclusive Upper Riverside Club, with private access to the gyms, sauna, a 18th floor swimming pool with panoramic views, rooftop terraces, shared spaces and more. The gardens connected to the riverfront will have river cafes, different types of retails and lively public spaces. Upper Riverside links to Peninsula Square with access to the Underground at North Greenwich (Jubilee Line), the O2, friendly restaurants and buzzy social areas.

AVAILABLE 3rd AUGUST

EPC B

COUNCIL TAX BAND E

1 WEEKS HOLDING DEPOSIT £646.15

5 WEEKS DEPOSIT £3230.76

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under

£50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees