



A GOLDSTONE PRIVATE SALE · 盛金石精选物业

# Upper Riverside

伦敦 · 格林威治半岛 · 8 Cutter Lane

*An 11th-floor river-view apartment with a large private terrace, Greenwich Peninsula, SE10*

格林威治半岛 11 楼河景公寓，带超大私人露台

## £625,000

ASKING PRICE · 挂牌价

LEASEHOLD · 2 BEDROOMS · 1 BATHROOM · 759 SQ FT · EPC B

长租产权 · 2 卧 · 1 卫 · 759 平方英尺 · 能效 B 级

## PROPERTY HIGHLIGHTS · 房源亮点

## Six numbers that make the case

## 六个数字，读懂这套房

£625,000

## ASKING PRICE

挂牌价

About £823 per sq ft for an 11th-floor river-view flat with a large terrace.  
约合每平方英尺 £823, 11 楼河景并带超大露台。

11<sup>th</sup> floor

## RIVER THAMES VIEWS

泰晤士河景观

Open views over the Thames to the cable car and Canary Wharf from the living room, bedroom and terrace.

客厅、主卧及露台均可远眺泰晤士河、缆车及金丝雀码头。

234<sup>sq ft</sup>

## PRIVATE TERRACE

私人露台

A terrace of 22'6" × 10'5" (6.86 × 3.17 m), rare for a two-bedroom flat at Upper Riverside.

露台约 6.86 × 3.17 米（约 21.7 平方米），在 Upper Riverside 两居室中十分少见。

4<sup>min</sup>

## TO NORTH GREENWICH

步行至 North Greenwich 地铁站

Jubilee line: about 3 minutes to Canary Wharf and 8 minutes to London Bridge.

银禧线：约 3 分钟到金丝雀码头，约 8 分钟到伦敦桥。

227<sup>yrs</sup>

## REMAINING ON THE LEASE

剩余产权年限

Lease runs to 6 June 2254, so there is no lease-extension cost to price in.  
租约至 2254 年 6 月 6 日，无需考虑续租成本。

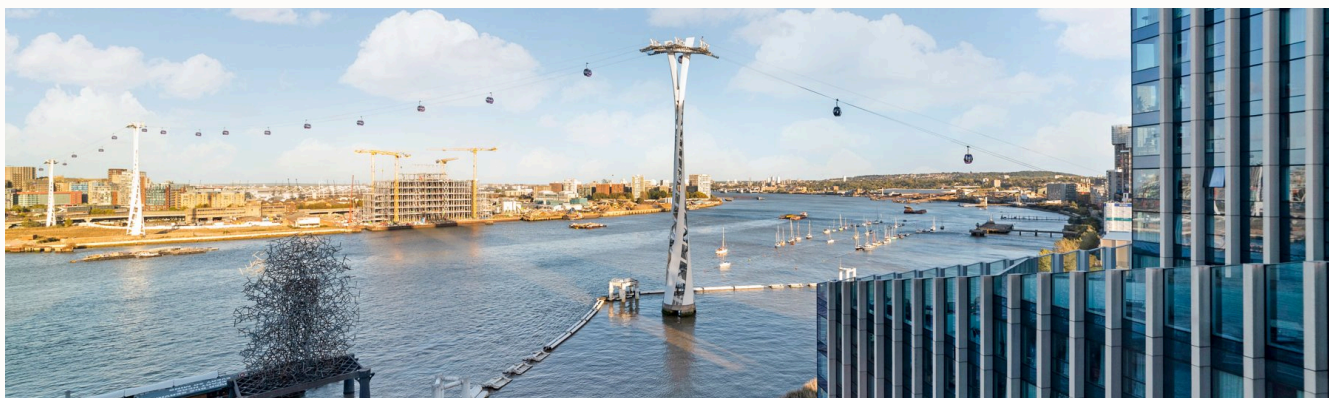
B<sub>87</sub>

## ENERGY RATING

能效评级

EPC rating B (87), with community heating and high-performance glazing.

能效证书 B 级（87 分），区域集中供热，高性能玻璃。



The view from the 11th floor: the Thames, the cable car and the Royal Docks · 11 楼远眺：泰晤士河、缆车及皇家码头

THE RESIDENCE · 物业介绍

# A riverside home in the sky

## 高空河景之家



Reception room with glazed doors onto the private terrace · 客厅，落地玻璃门直通私人露台

Set on the 11th floor of 8 Cutter Lane in the Upper Riverside development, this two-bedroom apartment has 759 sq ft of well-planned living space and open views across the River Thames towards the cable car and Canary Wharf.

本公寓位于 Upper Riverside 社区 8 Cutter Lane 第 11 层，两居室，室内面积 759 平方英尺（70.51 平方米），布局实用，可远眺泰晤士河、缆车及金丝雀码头。

The apartment is in as-new condition, with the furniture still in its protective wrapping. It is sold furnished and chain-free, ready for an owner to move straight in or for an investor to let at once.

房屋近乎全新，家具仍覆有保护膜。带家具出售，无连锁交易，自住可即刻入住，投资可即刻出租。

| BEDROOMS<br>卧室 | BATHROOMS<br>卫生间 | INTERIOR<br>室内面积 | TERRACE<br>露台 | TENURE<br>产权      |
|----------------|------------------|------------------|---------------|-------------------|
| 2              | 1                | 759 sq ft        | 234 sq ft     | Leasehold<br>长租产权 |



Kitchen with integrated appliances · 厨房，配嵌入式电器



Principal bedroom with terrace access · 主卧，直通露台

INTERIORS · 室内实景

# Gallery

## 实景图集

A selection of photographs taken at the apartment.

以下为本公寓实景照片。



Living and dining area · 客餐厅



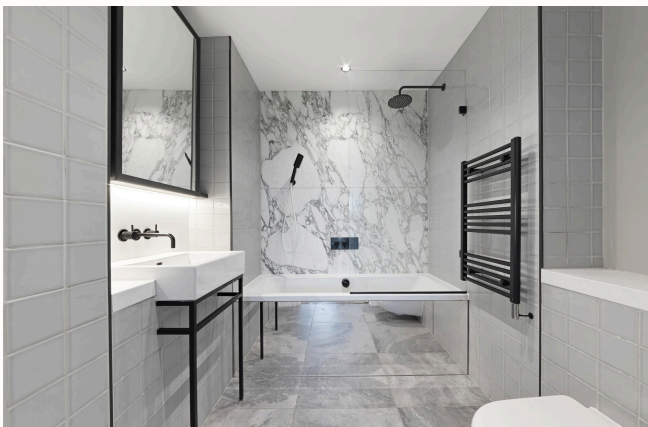
Private terrace with glass balustrade · 私人露台，玻璃护栏



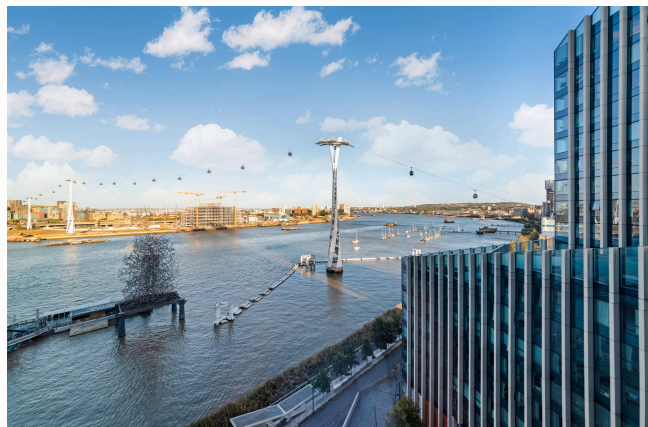
Principal bedroom with river view · 主卧河景



Second double bedroom · 次卧（双人房）



Bathroom with bath and rain shower · 浴室，浴缸配顶喷花洒



Outlook over the Thames · 泰晤士河景观

Furniture shown is included in the sale. · 图中家具随房出售。

AT A GLANCE · 房源要点

## Key features

### 主要特点

- 11th-floor apartment with Thames, cable car and Canary Wharf views  
11 楼，泰晤士河、缆车及金丝雀码头景观
- Two double bedrooms, both with fitted wardrobes  
两间双人卧室，均配嵌入式衣柜
- Contemporary kitchen with integrated appliances  
现代厨房，配嵌入式电器
- Separate utility cupboard for laundry and storage  
独立设备间，可洗衣及储物
- About 4 minutes' walk to North Greenwich (Jubilee line)  
步行约 4 分钟至 North Greenwich 地铁站（银禧线）
- EPC rating B (87), community heating  
能效 B 级（87 分），区域集中供热
- Large private terrace, approx. 234 sq ft  
超大私人露台，约 234 平方英尺
- Bright reception room with full-height glazing  
客厅采光充足，落地玻璃
- Bathroom with bath and overhead rain shower  
浴室配浴缸及顶喷花洒
- As-new condition, sold furnished and chain-free  
近全新，带家具出售，无连锁交易
- Residents' pool, gyms, cinema and 24-hour concierge  
住户泳池、健身房、影院及 24 小时礼宾
- Lease to 2254, c. 227 years remaining  
租约至 2254 年，剩余约 227 年

THE NEIGHBOURHOOD · 周边社区

## Life on Greenwich Peninsula

### 格林威治半岛的生活

Upper Riverside is the riverfront heart of Greenwich Peninsula, one of London's largest regeneration areas, developed by Knight Dragon. Residents have a 24-hour concierge, a residents' swimming pool, gyms, sauna, a private cinema, co-working spaces and a landscaped roof terrace.

Upper Riverside 是格林威治半岛的滨河核心社区。格林威治半岛由 Knight Dragon 开发，是伦敦规模最大的城市更新区之一。住户可使用 24 小时礼宾、住户泳池、健身房、桑拿、私人影院、共享办公空间及屋顶花园。

The O2, the Design District, Magazine London, the outlet shops, supermarkets, cafés and restaurants are all a short walk away. The riverside path runs past the building, and historic Greenwich and Greenwich Park are a short journey upstream.

O2 体育馆、设计区（Design District）、Magazine London 活动场馆、奥特莱斯、超市、咖啡馆及餐厅均步行可达。楼前即是泰晤士河滨步道，历史名城格林威治及格林威治公园也近在咫尺。

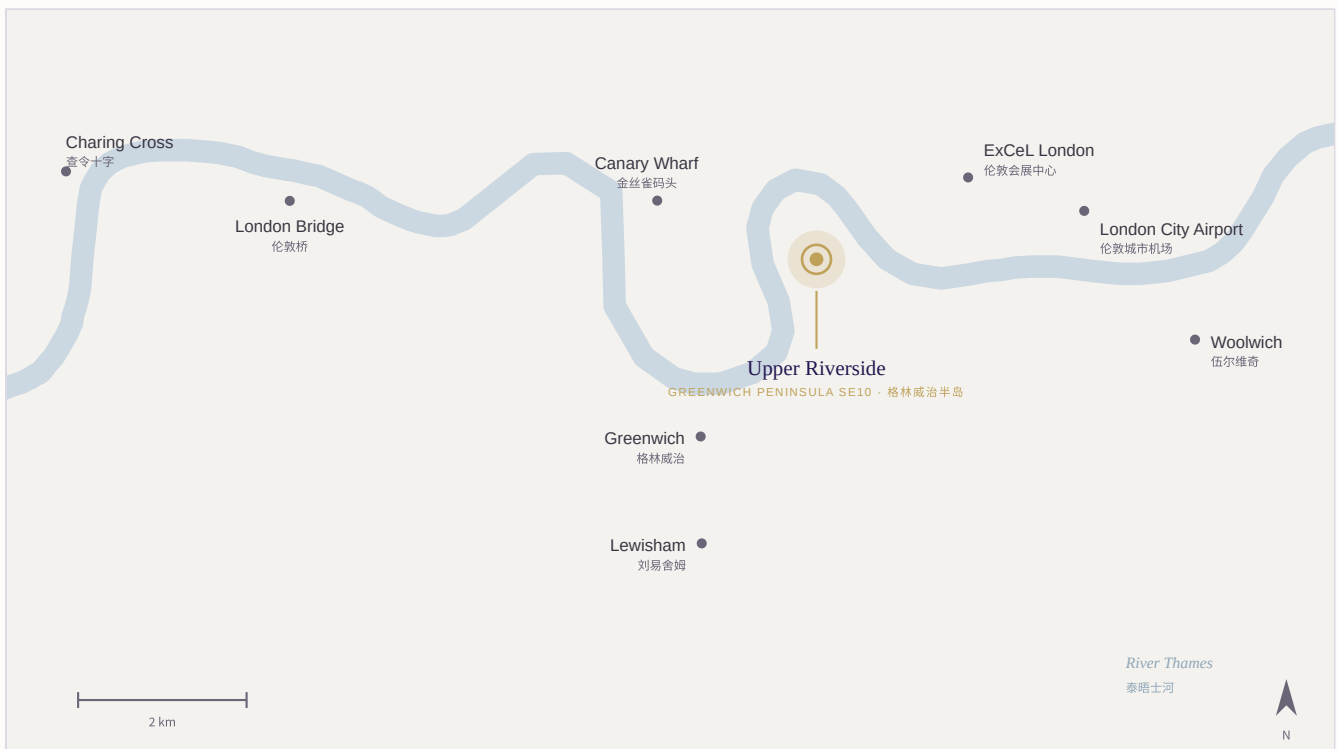
## LOCATION · 地理位置

# Where it sits in London

## 在伦敦的位置

Cutter Lane sits on the western riverfront of Greenwich Peninsula in the Royal Borough of Greenwich, directly across the Thames from Canary Wharf. North Greenwich station (Jubilee line, Zone 2/3) is about four minutes' walk away, with the Uber Boat pier and the cable car alongside.

Cutter Lane 位于格林威治皇家自治市、格林威治半岛西侧河畔，与金丝雀码头隔河相望。步行约 4 分钟可达 North Greenwich 地铁站（银禧线，2/3 区），Uber Boat 游船码头及伦敦缆车就在旁边。



Positions plotted from coordinates; drawn for orientation only. · 各点位置按坐标绘制，仅供方位参考。

## GETTING AROUND · 交通与周边

| BY JUBILEE LINE FROM NORTH GREENWICH<br>从 North Greenwich 乘银禧线 | APPROX.<br>约 | NEARBY<br>周边（直线距离）               | DISTANCE<br>距离 |
|----------------------------------------------------------------|--------------|----------------------------------|----------------|
| Canary Wharf<br>金丝雀码头                                          | 3 min        | Emirates cable car<br>伦敦缆车       | 0.2 mi         |
| London Bridge<br>伦敦桥                                           | 8 min        | The O2<br>O2 体育馆                 | 0.4 mi         |
| Stratford<br>斯特拉特福                                             | 7 min        | Canary Wharf<br>金丝雀码头            | 1.0 mi         |
| Westminster<br>威斯敏斯特                                           | 13 min       | Greenwich town centre<br>格林威治市中心 | 1.4 mi         |
| Bond Street<br>邦德街                                             | 18 min       | London City Airport<br>伦敦城市机场    | 2.5 mi         |

Journey times are approximate and vary by time of day; distances are straight-line from the building. · 行程时间为约数，随时段变化；距离为自本楼起算的直线距离（mi = 英里）。

# ACCOMMODATION · 户型说明

## The apartment

### 空间布局

#### RECEPTION ROOM · 客厅

16'2" × 13'4" (4.93 × 4.06 m)

A bright reception room with engineered wood flooring and wide glazed doors onto the terrace, with space for both a lounge and a dining area.

客厅约 4.93 × 4.06 米，铺设工程木地板，宽幅玻璃门通往露台，可同时布置起居区和餐区。

#### KITCHEN & UTILITY · 厨房及设备间

8'4" × 7'2" (2.54 × 2.18 m)

Soft-grey handleless cabinetry, terrazzo-effect splashback, dark worktops, under-cabinet lighting and integrated appliances, with a separate utility cupboard alongside.

厨房约 2.54 × 2.18 米，浅灰色无把手橱柜，水磨石纹防溅墙，深色台面，柜下照明，配嵌入式电器；旁设独立设备间。

#### PRINCIPAL BEDROOM · 主卧

16'8" × 13'1" (5.08 × 3.99 m)

A wall of fitted wardrobes, corner glazing with river views and its own door onto the terrace.

主卧约 5.08 × 3.99 米，整面嵌入式衣柜，转角玻璃窗看河景，并有独立门通往露台。

#### SECOND BEDROOM · 次卧

11'11" × 11'10" (3.63 × 3.61 m)

A generous second double bedroom with fitted wardrobes.

次卧约 3.63 × 3.61 米，宽敞的双人房，配嵌入式衣柜。

#### BATHROOM · 浴室

7'6" × 6'11" (2.29 × 2.11 m)

Marble-effect tiling, a bath with overhead rain shower, a wall-mounted basin with black fittings and a heated towel rail.

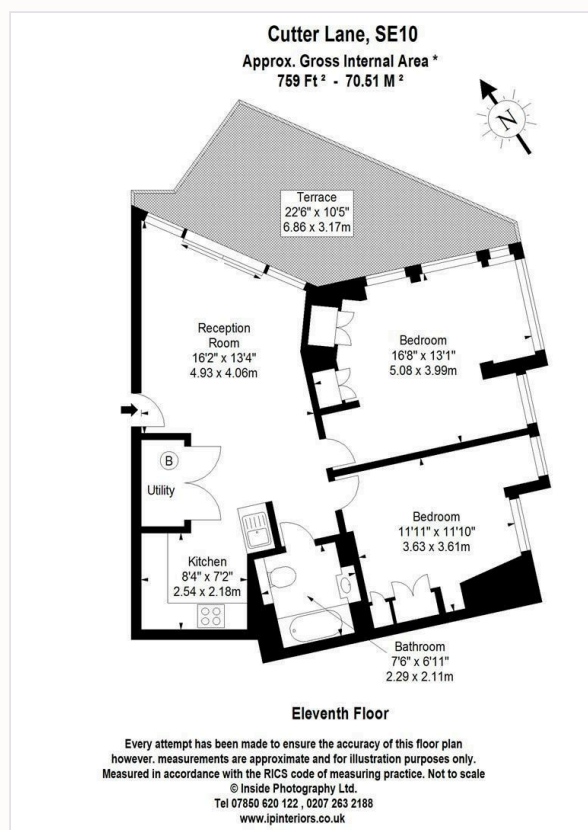
浴室约 2.29 × 2.11 米，大理石纹瓷砖，浴缸配顶喷花洒，壁挂式洗手盆配黑色龙头，电热毛巾架。

#### PRIVATE TERRACE · 私人露台

22'6" × 10'5" (6.86 × 3.17 m)

Runs across the front of the apartment behind a glass balustrade, with open views of the Thames.

露台约 6.86 × 3.17 米，横贯公寓正面，玻璃护栏，泰晤士河景一览无余。



Floor plan, approx. 759 sq ft (70.51 sq m) GIA; not to scale · 户型图，建筑内面积约 759 平方英尺（70.51 平方米），非按比例



PRACTICAL · 关键信息

# The essentials

## 物业要项

|                                        |                                                                                                                         |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b><br>产权性质                  | Leasehold, 17 June 2004 to 6 June 2254 (c. 227 years remaining)<br>长租产权, 租期 2004 年 6 月 17 日至 2254 年 6 月 6 日 (剩余约 227 年) |
| <b>Interior</b><br>室内面积                | 759 sq ft / 70.51 sq m<br>759 平方英尺 / 70.51 平方米                                                                          |
| <b>Outdoor</b><br>户外空间                 | Private terrace 22'6" × 10'5" (approx. 234 sq ft)<br>私人露台约 6.86 × 3.17 米 (约 21.7 平方米)                                   |
| <b>Bedrooms / bathrooms</b><br>卧室 / 卫浴 | 2 / 1<br>2 卧 / 1 卫                                                                                                      |
| <b>Floor</b><br>楼层                     | 11th floor, lift and level access<br>11 楼, 配电梯, 无障碍通道                                                                   |
| <b>Development</b><br>社区 / 开发商         | Upper Riverside, Greenwich Peninsula (Knight Dragon)<br>Upper Riverside, 格林威治半岛 (Knight Dragon 开发)                      |
| <b>Local authority</b><br>所属地方政府       | Royal Borough of Greenwich<br>格林威治皇家自治市                                                                                 |
| <b>Council tax band</b><br>市政税等级       | Band F<br>F 级                                                                                                           |
| <b>EPC</b><br>能效等级                     | B (87)<br>B 级 (87 分)                                                                                                    |
| <b>Heating</b><br>供暖                   | Community heating scheme<br>区域集中供热                                                                                      |
| <b>Service charge</b><br>物业服务费         | £7,054.96 a year (2 × £3,527.48, 2026/27)<br>每年 £7,054.96 (2026/27 年度, 分两期各 £3,527.48)                                  |
| <b>Ground rent</b><br>地租               | £673.84 a year (2026)<br>每年 £673.84 (2026 年)                                                                            |
| <b>Furnishing</b><br>家具                | Sold furnished<br>带家具出售                                                                                                 |
| <b>Parking</b><br>车位                   | None<br>无                                                                                                               |
| <b>Chain</b><br>交易链                    | Chain-free<br>无连锁交易                                                                                                     |
| <b>Asking price</b><br>挂牌价             | £625,000                                                                                                                |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 87 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Energy performance certificate: current rating B (87) · 能效证书: 当前评级 B (87 分)



Reception room opening onto the terrace · 客厅直通露台



A GOLDSTONE PRIVATE SALE · 盛金石精选物业

## We would be delighted to tell you more

欢迎与我们进一步咨询

To arrange a viewing of this apartment at Upper Riverside or to discuss an offer, please contact Goldstone Global Ltd at the details below.

如需安排看房或洽谈出价，欢迎通过以下方式联系盛金石。

### CONTACT

联系人

Matthiew Meng

### TELEPHONE

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邮箱

matthiew.meng@thegoldstone.co.uk

### OFFICE

办公地址

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These particulars are a general guide only and do not form part of any offer or contract. Measurements and areas are approximate. Prospective buyers should check all information, including tenure and charges, with their own solicitor and surveyor.

本资料仅供一般参考，不构成任何要约或合同的一部分。尺寸及面积均为约数。有意买家应通过其委托的律师及测量师自行核实全部信息，包括产权及各项费用。