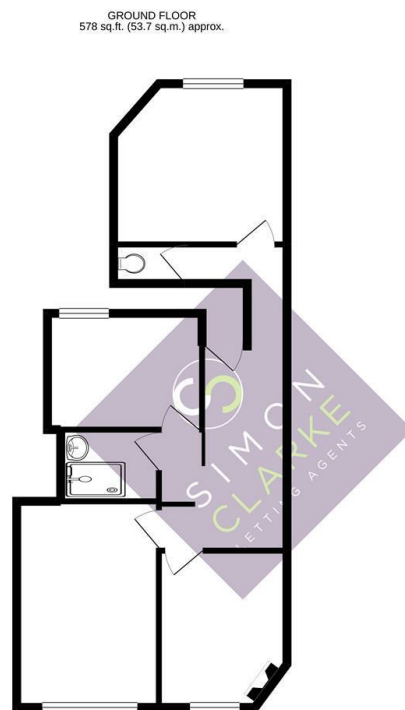




## The Cut, London, SE1 8LF

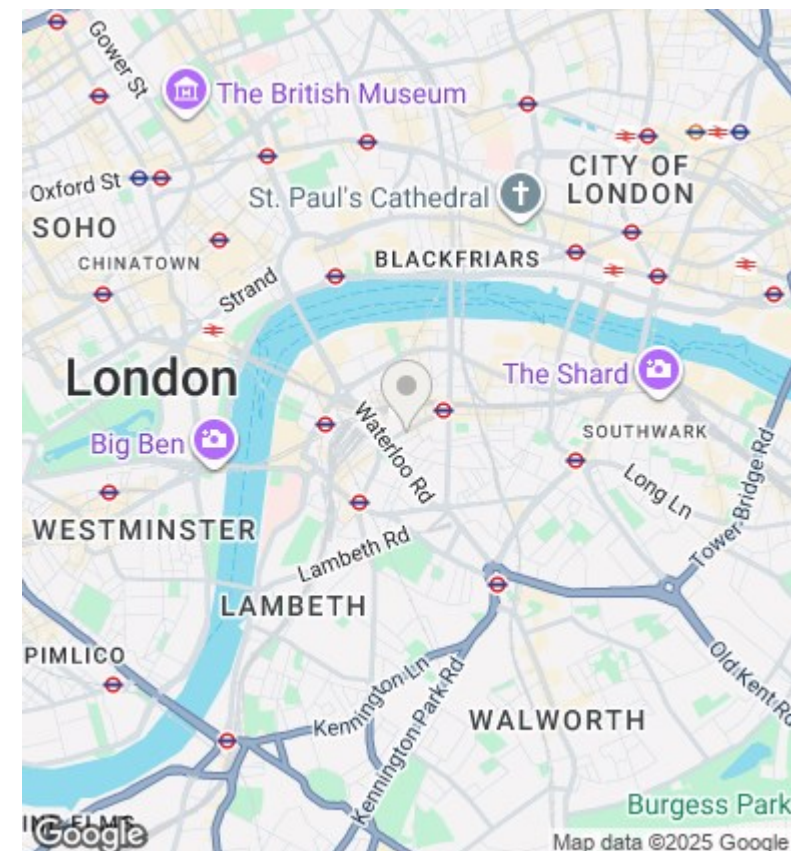
£2,200 PCM

- 2 Double bedroom apartment above commercial premises
- Prime location on The Cut, close to Southbank and Borough Market
- Council tax band D - Southwark Council
- Available from 3rd December 2025
- 2 Min walk to Southwark and Waterloo Tube Stations
- Close to a vast array of restaurants, amenities & bars PLEASE NOTE - NO GUARANTORS WILL BE ACCEPTED MUST HAVE INCOME OF £75,000+ PER ANNUM
- Available for long term tenancy - initial 12 months
- To be redecorated throughout prior to new tenancy
- PLEASE NOTE - NO GUARANTORS WILL BE ACCEPTED MUST HAVE INCOME OF £65,000+ PER ANNUM
- Unfurnished



GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.

TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intoplan 10/2021.



## Directions

## 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                                   |                         | 81        |
| (69-80) C                                   | 73                      |           |
| (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 |           |