



**Guthrum Court, 1 Cavendish Square, E16 2XN**

Price:

£ 625,000





# Guthrum Court, 1 Cavendish Square, E16 2XN

Price: £ 625,000 3 bedroom house

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## OVERVIEW

An opportunity to acquire this substantial three bedroom penthouse apartment, set across the ninth and tenth floors within Guthrum Court, offering approximately 1,619 sq ft of internal and external living space, with the added benefit of secure underground parking and being offered chain free.

This impressive duplex penthouse is designed to maximise both space and natural light, with a well-proportioned layout separating living and sleeping accommodation across two levels. The lower floor comprises a spacious reception room measuring over 20 ft, alongside a separate fully fitted kitchen, both providing direct access to a generous private terrace extending over 30 ft in length, ideal for entertaining and enjoying far-reaching views.

## KEY FEATURES

- Three bedroom duplex penthouse
- Approx. 1,619 sq ft total space
- Large private terrace (over 30 ft)
- Spacious reception room with terrace access
- Under ground car parking
- Split-level layout
- Chain free
- Lift access

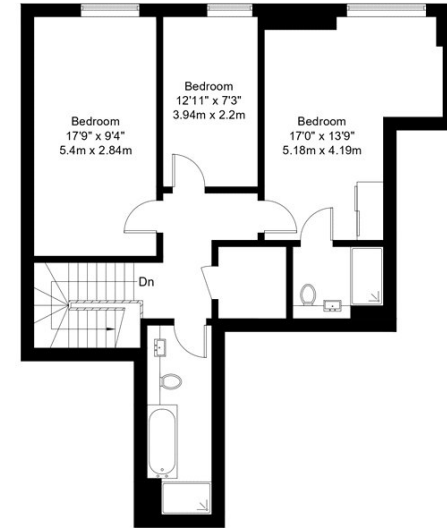
# Guthrum Court, E16

Approx Gross Internal Area = 131.2 sq m / 1412 sq ft

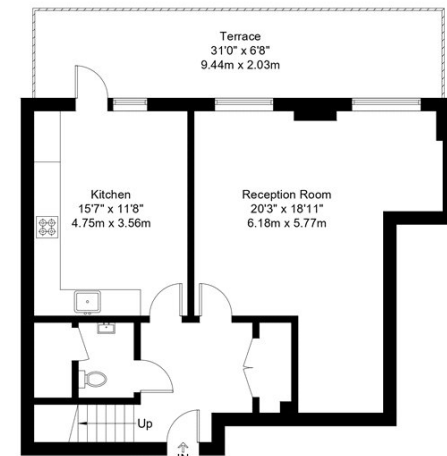
Terrace = 19.2 sq m / 207 sq ft

Total = 150.4 sq m / 1619 sq ft

# EBI



Tenth Floor



Ninth Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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