



**1301 Grantham House 46 Botanic Square, London, E14 0NJ**

**£625,000**

 **3**  **2**  **1**  **B**

  
**DISTRICTS**

966 sq.ft | Exclusive Development | 3 Double Bedrooms & 2 Luxury Bathrooms (1 En-Suite) | Secure Underground Parking | Large Private Terrace | Spectacular Views | Residents' Lounge Gymnasium, Swimming Pool, Spa & Treatment rooms, Jacuzzi, Sauna, Clubhouse, On-Site Grocers, Screening Room, Gardens | 24-hour concierge

Approximately 988 years remaining on lease

Ground rent amount: £1000pa

Ground rent review period: Ask agent

Service charge amount: Approx. £7,220pa payable half yearly

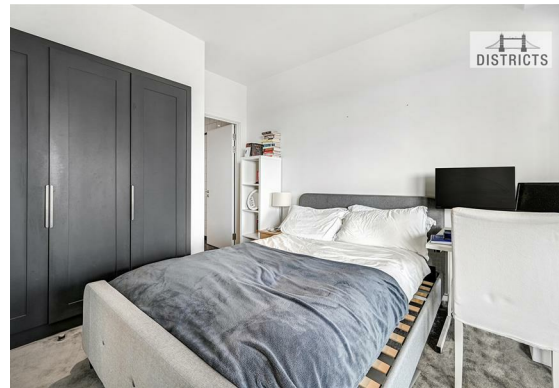
Service charge review period: Ask agent

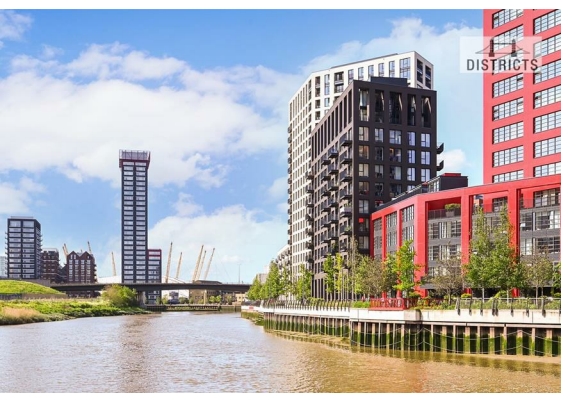
Council tax band: G (Tower Hamlets)

Electricity supply – Mains | Heating – Mains | Water supply – Mains | Sewerage – Mains | Internet: FttP | Lift Access | Parking: Yes | Cladding: EWS1 Certificate available

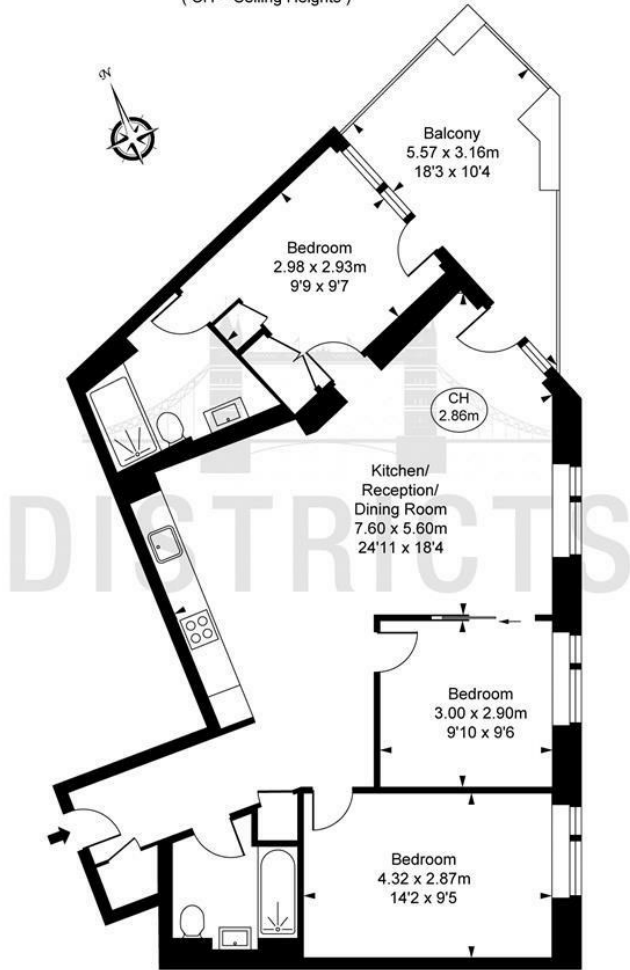
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control





Botanic Square, E14  
 Approximate Gross Internal Area  
 89.73 sq m / 966 sq ft  
 ( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(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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