

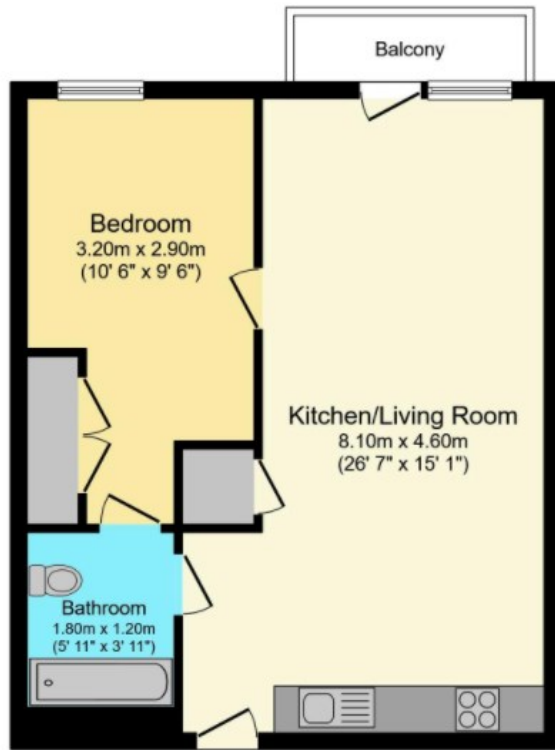
## 104 GRANTHAM HOUSE

BOTANIC SQUARE, E14 0LW

**£410,000**  
LEASEHOLD

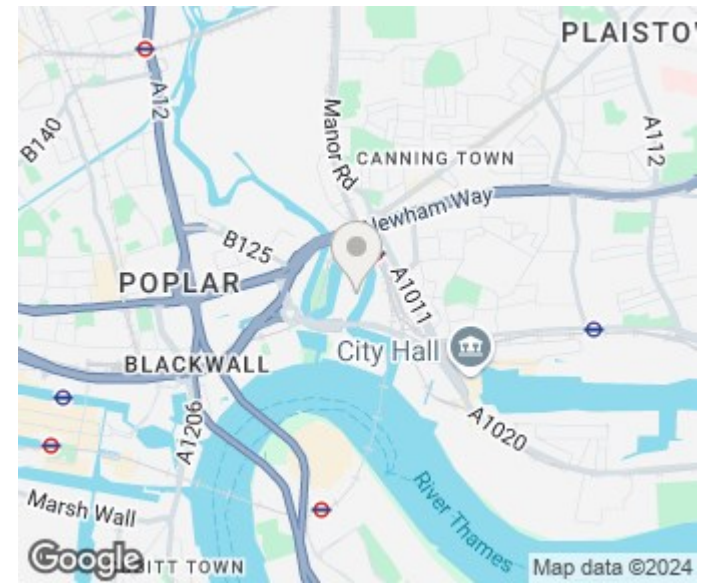
This stunning, first floor, large one double bedroom apartment has a large, modern, open plan reception area with an integrated kitchen, a luxury bathroom suite and balcony overlooking the landscaped gardens. City Island is a brand new neighbourhood on the Leamouth Peninsula by Canary Wharf. The site is home to the English National Ballet, surrounded by water and connected by a specially commissioned bridge. The Island's residents are members of the exclusive City Island Arts Club and membership allows access to a range of elegantly designed private facilities including a clubhouse, 24 hour concierge, gymnasium, spa & treatment rooms, a screening room, pools and gardens. There are many on site shops and restaurants and very well connected to local transport links including the DLR.

**DouglasPryce**



Total floor area 53.5 sq.m. (576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**