



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

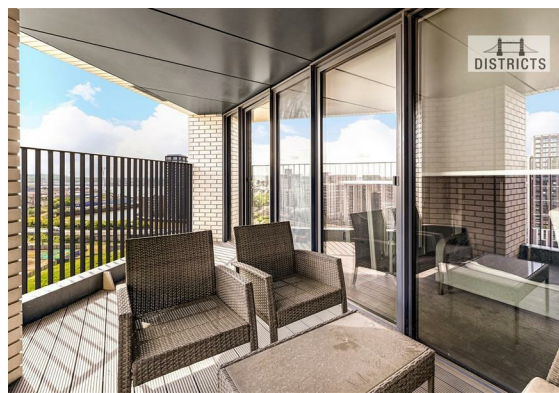
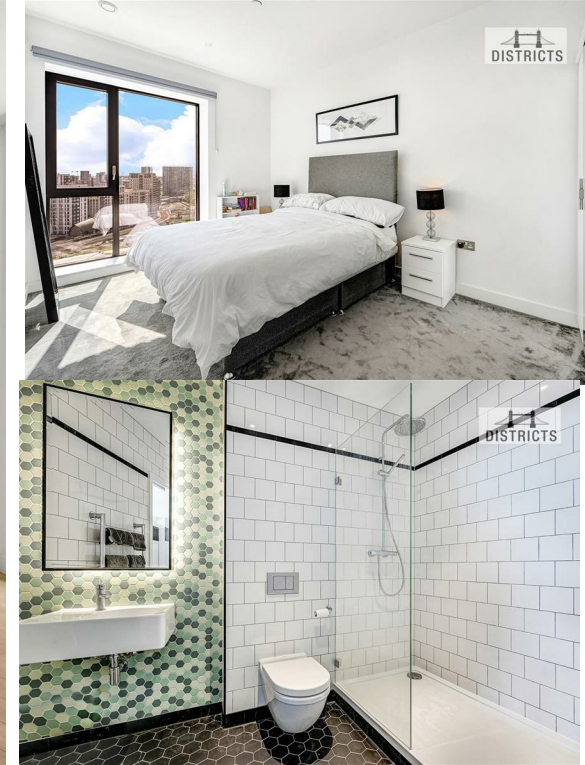
Asking price £750,000

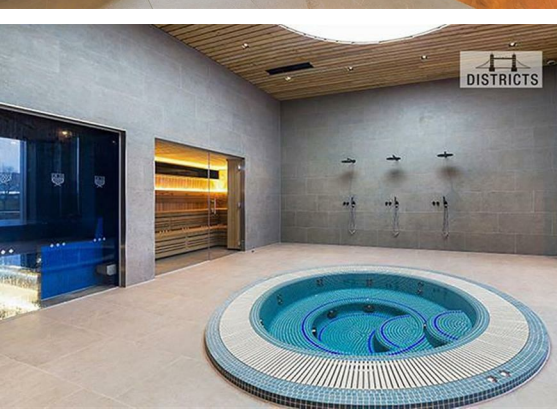
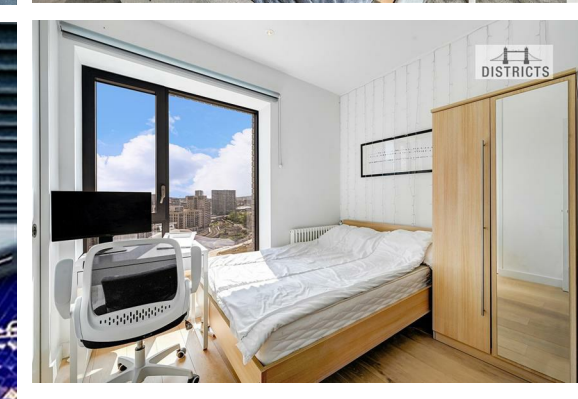
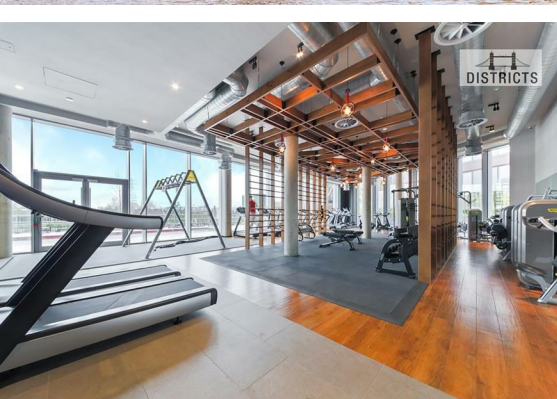
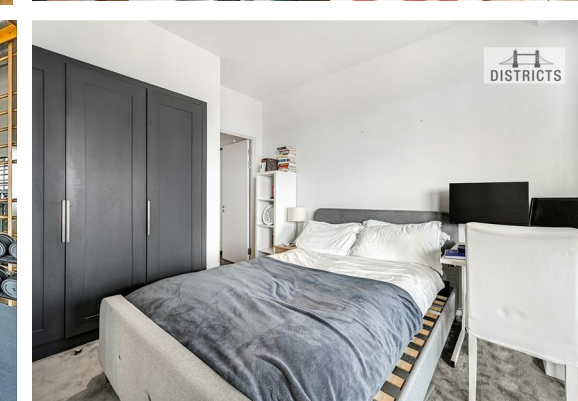
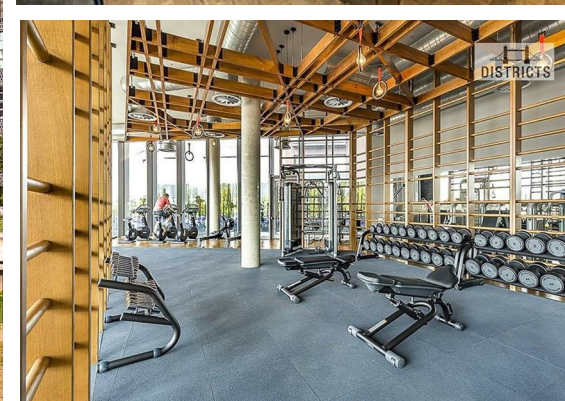
 3  2  1  B

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

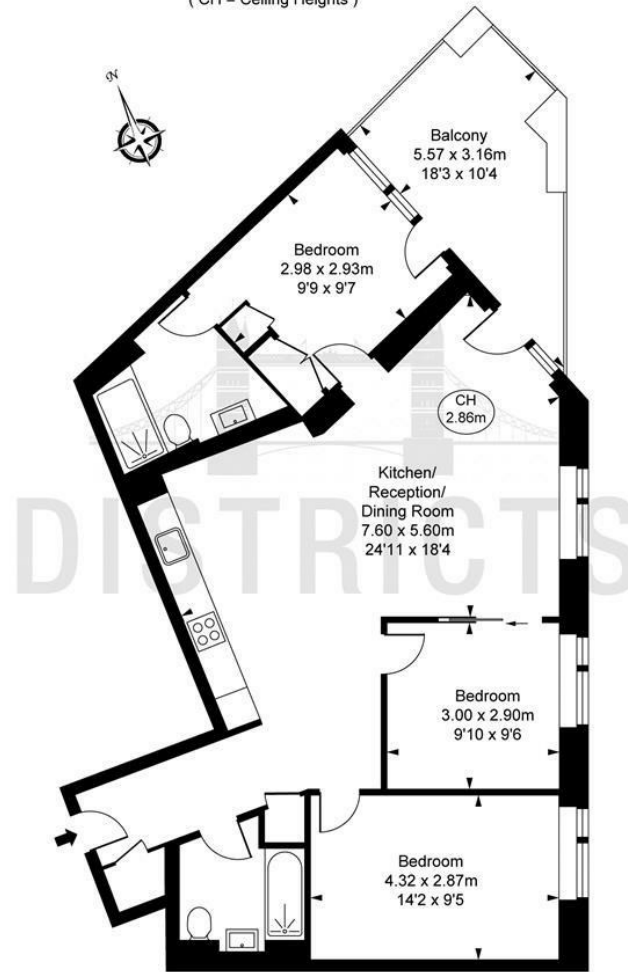
Leasehold: 999 years Approx
Service Charge: Approx £6,766.90 pa payable half yearly
Ground Rent: Approx £600 pa

- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom.
- EPC Rating: B
- Council Tax - Tower Hamlets, Band G
- Access: Lift Access / Cladding: EWS1 Available





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 | | 86 | 86 |
| (81-91) B | | | |
| (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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