



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

**Offers in excess of £700,000**

 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

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 –

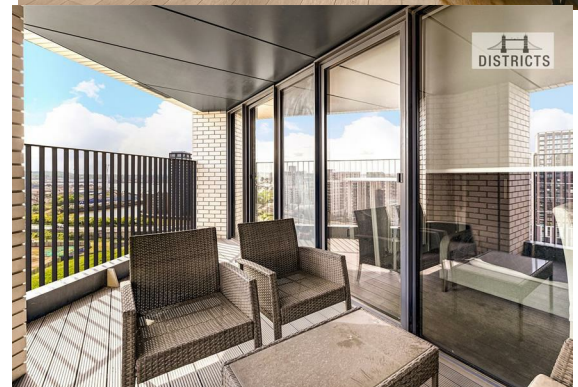
Mains | Water supply – Mains | Sewerage

– Mains | Internet: FttP | Lift Access |

Parking: Yes | Cladding: EWS1 Certificate available

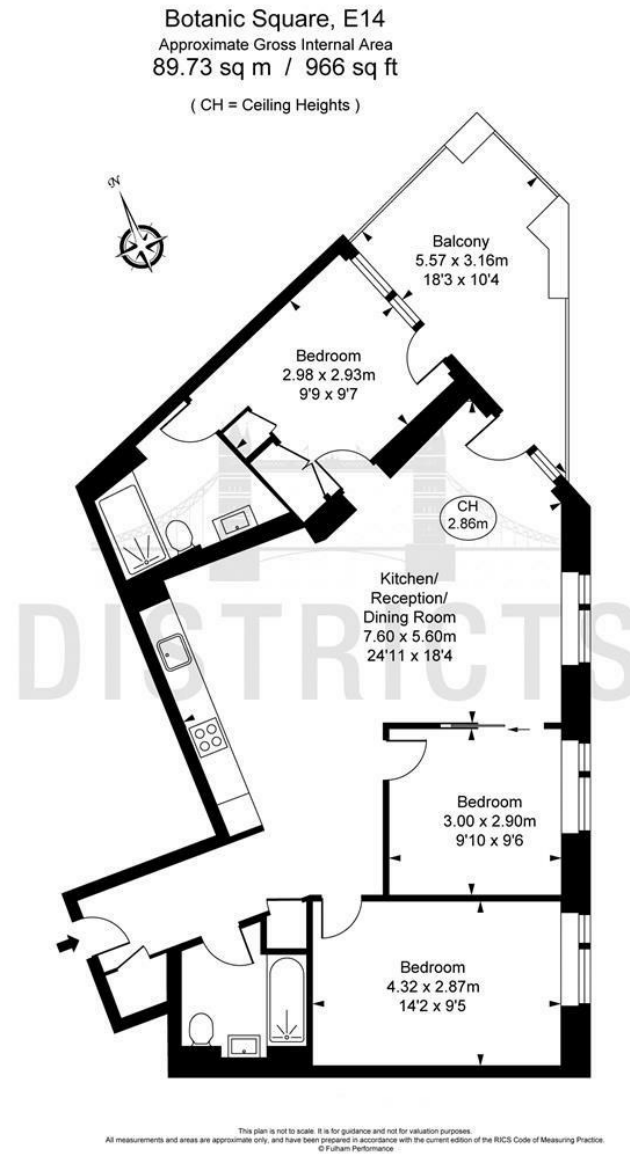
To check broadband and mobile phone coverage please visit Ofcom

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









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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.