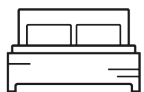




46 Botanic Square

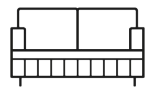
3



2



1



£875 Per week

Apartment - Furnished

Size - 966.00 sq ft

Deposit - £4,375

Let (Marketing) - 25th July 2025

Council Tax Band - G

46 Botanic Square, London, E14 oNJ

£875 Per week

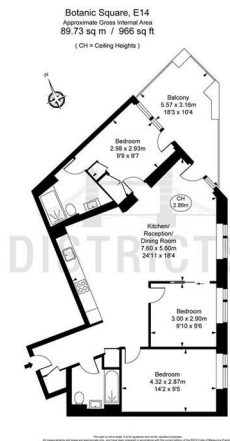
966 sq.ft | Exclusive Development | 3 Double Bedrooms & 2 Luxury Bathrooms (1 En-Suite) | Secure Underground Parking | Large Private Terrace | Spectacular Views | Residents' Lounge Gymnasium, Swimming Pool, Spa & Treatment rooms, Jacuzzi, Sauna, Clubhouse, On-Site Grocers, Screening Room, Gardens | 24-hour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

Council Tax Band: Tower Hamlets - G
Minimum contract: 12 months
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £875 (1 weeks rent, subject to agreed offer)

Electricity supply - Mains | Cold Water supply - Mains | Sewerage - Mains | Hot water, heating & comfort cooling - Mains | Internet: Fibre | Parking: Yes
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

Available 25th July / Furnished with parking

Floorplan



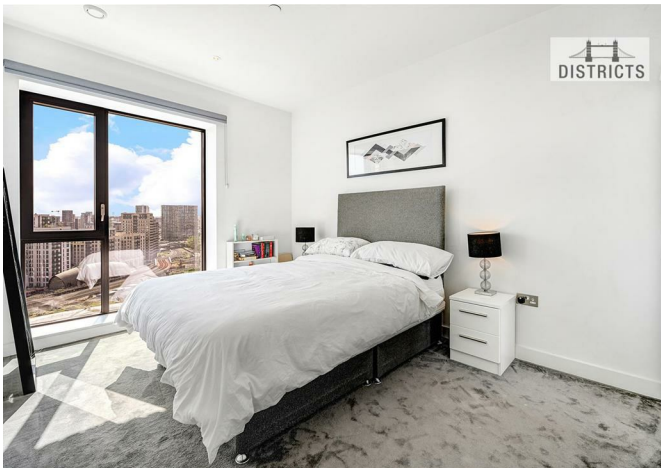
Key Information

- 3 Beautiful Bedrooms with 2 luxurious Bathrooms (1 En-Suite)
- 966 sq. ft
- Secure Underground Parking
- Private Terrace
- High Specification Integrated Kitchen
- Open plan reception with Private Terrace
- 24-hour concierge
- Gymnasium, Swimming Pool, Spa & Treatment rooms, Jacuzzi, Sauna, Clubhouse, On-Site Grocers, Screening Room, Gardens.
- Transport links include the DLR, Jubilee Line and local bus routes all within easy reach.
- HMO Licence Available

EPC CERTIFICATE

| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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