

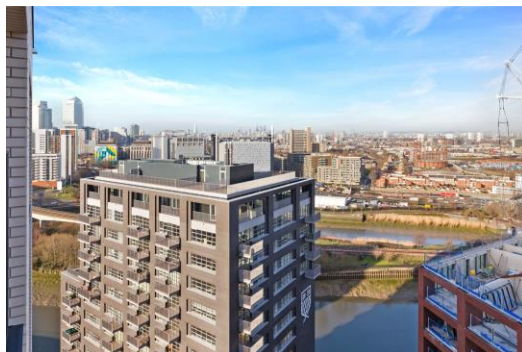


Grantham House

46 Botanic Square, E14

Asking Price £650,000

A superb and stylish 18th floor, two bedroom Penthouse, with dual aspect and river views, located in Grantham House, part of the new London City Island development in E14. The property benefits from 24 hour concierge, residents gym and access to DLR.



Grantham House

46 Botanic Square, E14

- Two Bedroom Penthouse.
- Superb Panoramic Views.
- Private Balcony.
- 24 Hour Concierge.
- Residents Club.
- Linked to Canning Town DLR/Underground.
- Gym, Swimming Pool and Spa.
- On Site Amenities.



A superb and stylish 18th floor two bedroom penthouse apartment, with dual aspect and a private terrace offering superb panoramic views. Located in Grantham House, part of the new London City Island development in E14. The property comprises an open plan kitchen living area, two double bedrooms with built in storage, a family bathroom, ensuite and private balcony. Accommodation is generously spread and benefits from floor to ceiling windows allowing for an abundance of natural light and allowing the views to be admired fully.

All of the Islands residents are members of the exclusive City Island Social club, with membership comes access to a range of stylishly designed private facilities. These include, a clubhouse, concierge, a grocer's shop, gymnasium, spa & treatment rooms, pool and gardens. Travel options are bountiful with the DLR, Jubilee Line and local bus routes all within reach. With the National Ballet in residence and Crossrail on the impending horizon, London City Island is rapidly becoming one of East London's most sought after Residential Lifestyle Resorts.

Tenure: Leasehold 987 years approx. remaining.

Service Charge: £5751 pa approx.

Ground Rent: £750 pa. Reviewed every 15th anniversary from the Commencement Date of the Term and increased in line with RPI.

Local Authority: Tower Hamlets

Council Tax Band: F

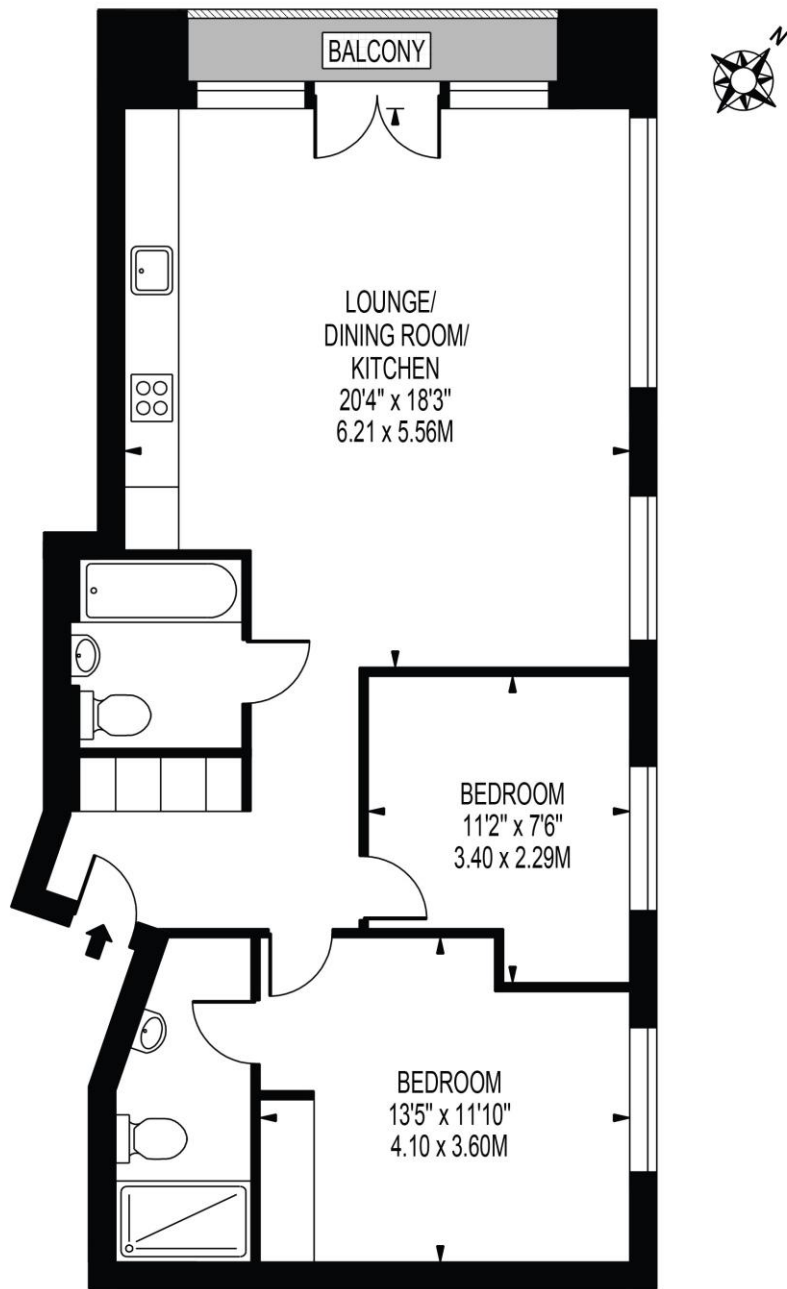
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

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GRANTHAM HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.79 SQ M



EIGHTEENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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