



**1301 Grantham House 46 Botanic Square, London, E14 0NJ**  
**Guide price £675,000**



\*Guide Price £675K-£700K\* | 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

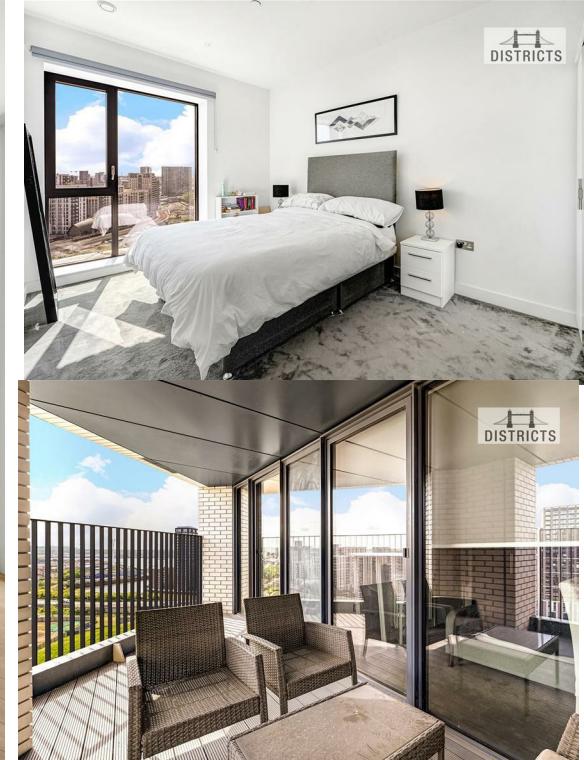
Service charge review period: Ask agent

Council tax band: G (Tower Hamlets)

Electricity supply – Mains | Heating –  
Mains | Water supply – Mains | Sewerage  
– Mains | Internet: Ftp | Lift Access |  
Parking: Yes | Cladding: EWS1 Certificate  
available

To check broadband and mobile phone  
coverage please visit Ofcom

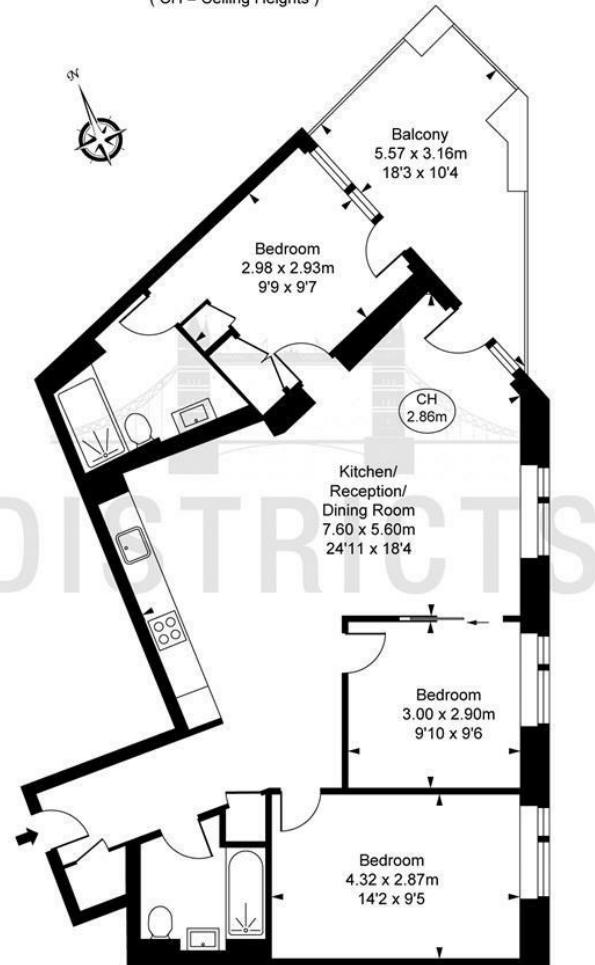
To check planning permission please visit  
Tower Hamlets Council Website, Planning  
& Building Control





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	

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.

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