



**BATTERSEA & NINE ELMS
ESTATES**



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Botanic Square London

Offers In Excess Of £700,000

A stylish three-bedroom, two-bathroom apartment in Grantham House, part of the popular London City Island development. The property features a spacious open-plan living and dining area, a sleek integrated kitchen, three double bedrooms (including a principal with en-suite), and a large private terrace ideal for entertaining or relaxing. Secure underground parking is also included.

Residents enjoy access to first-class amenities, including two swimming pools (one outdoor), spa facilities, a fully equipped gym, private cinema, landscaped gardens, residents' lounge, and a 24-hour concierge service.

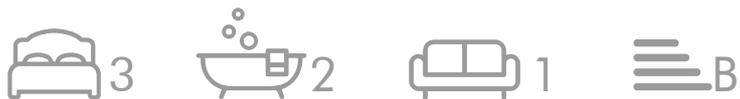
Located moments from the DLR and Jubilee Line, London City Island offers excellent connectivity along with a vibrant riverside setting and a thriving local community.

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)

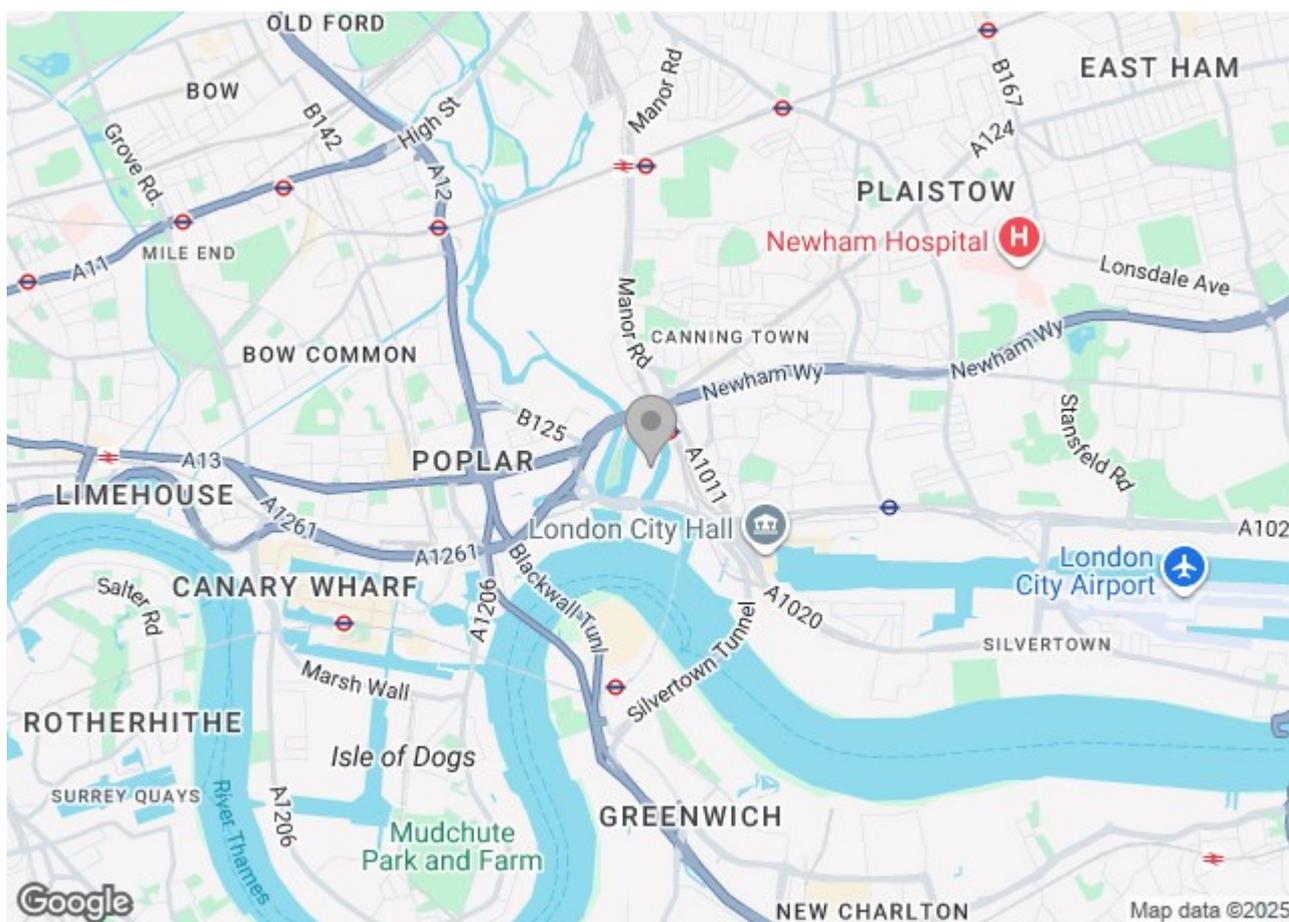
Electricity supply – Mains | Heating – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fttp | Lift Access | Parking: Yes | Cladding: EWS1
Certificate available

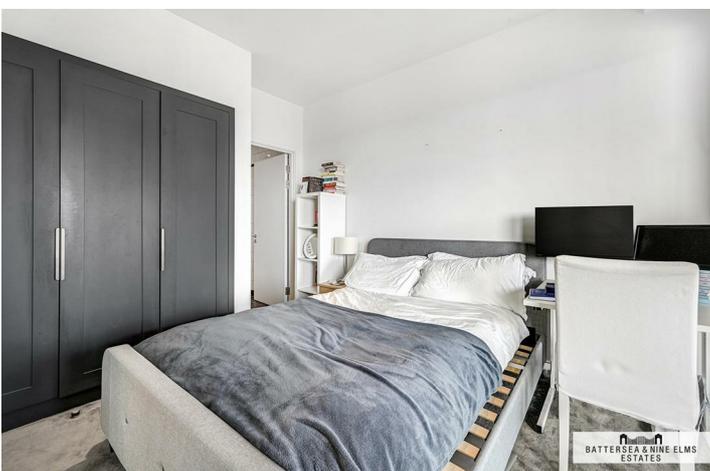
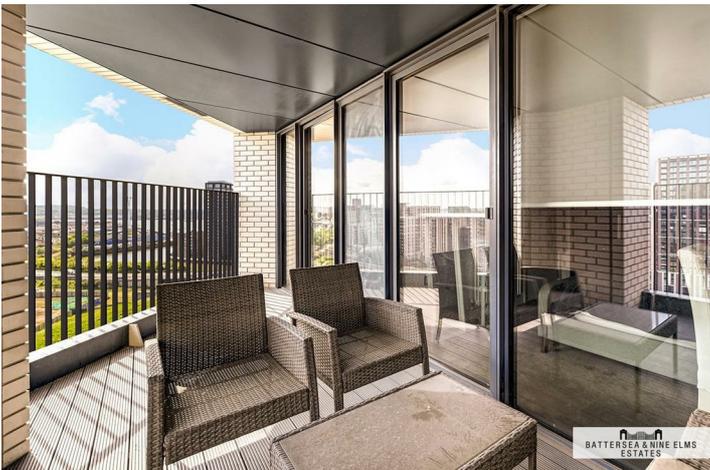
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control

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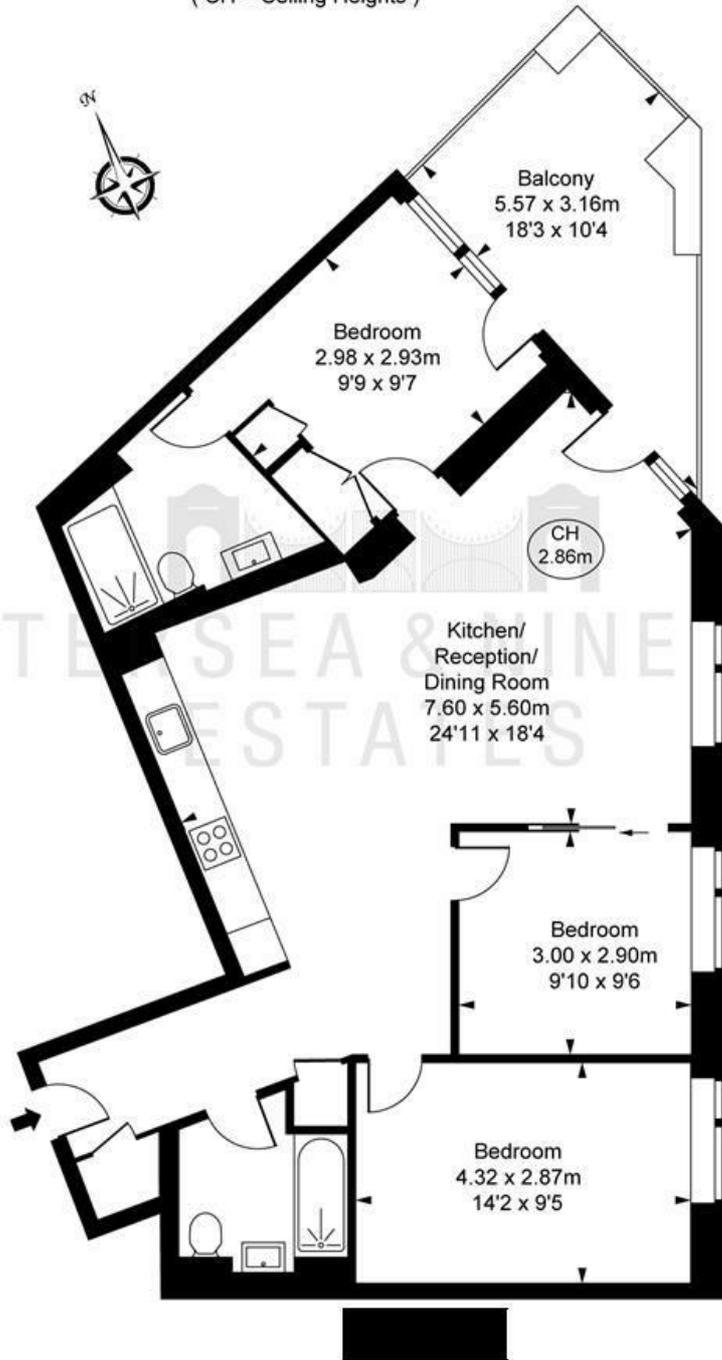
- Three bedrooms
- Two bathrooms (one en-suite)
- Secure underground parking
- Open plan reception with Private Terrace
- High specification integrated kitchen
- 24 hour concierge
- Gymnasium, Spa & Treatment rooms, On-Site Grocers and Gardens.
- Access to Clubhouse, Residents Lounge and Private Cinema
- Two Pools including outdoor heated pool, sauna and hydro pool





Botanic Square, E14
 Approximate Gross Internal Area
 89.73 sq m / 966 sq ft

(CH = Ceiling Heights)



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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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(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		86	86
	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		