



A stunning 15th floor one bedroom apartment which offers sublime views across the London skyline.

Grantham House, 46 Botanic Square, London, E14

£499,995 Leasehold (992 years remaining)



- **Stunning one bedroom apartment**
- **Amazing views**
- **Private balcony**
- **Concierge / Gym / Pool**
- **Perfectly located for Canary Wharf**

Local Information

London City Island is a small private community, which offers an on-site grocers and Sainsbury's local convenience store (due to open in 2020).

Both the DLR and Jubilee Line are positioned within just 0.2 miles at Canning Town Station, offering great connectivity into both Canary Wharf and City, plus there are a variety of local bus routes.

About this property

An impressive one bedroom apartment located in the award winning City Island development by Ballymore. This spacious 15th floor apartment offers approximately 538 sq ft of living space, and has been maintained to an excellent standard throughout. Internally there is a large lounge with access to a private west facing balcony which offers exceptional views of the Canary Wharf skyline, plus there is a quality fitted kitchen with a range of designer appliances on offer. Additionally there are quality fitted wardrobes to the bedroom, a luxurious bathroom suite, plus ample storage space throughout.

All residents will benefit from access to a 24 hour concierge, fully equipped gymnasium with state of the art equipment and a heated outdoor swimming pool.

Tenure

Leasehold (992 years remaining)

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.
Telephone: +44 (0) 20 7531 2530.



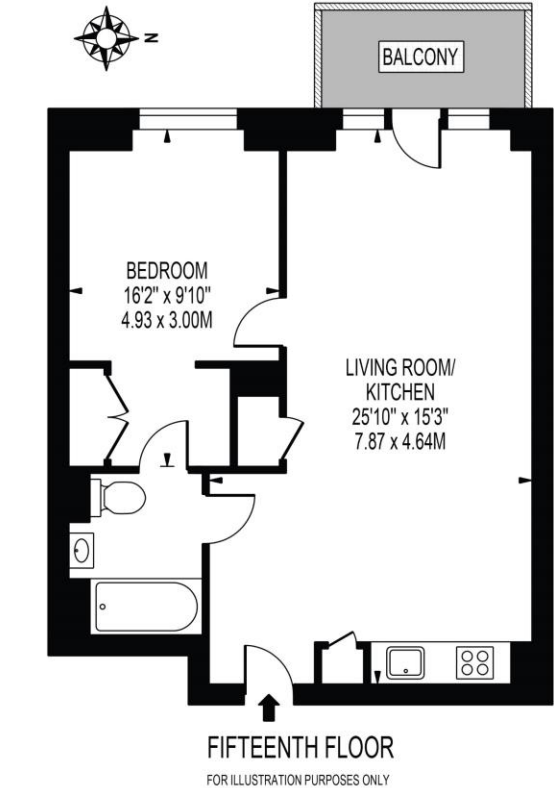


Grantham House, 46 Botanic Square, London, E14
Gross Internal Area 538 sq ft, 50 m²


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GRANTHAM HOUSE
APPROXIMATE GROSS INTERNAL FLOOR AREA: 538 SQ FT - 49.96 SQ M



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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