

Grantham House, 46 Botanic Square, E14 0NJ

Offers In Excess £440,000

Full Description

This beautifully presented one-bedroom apartment, located on the 13th floor of Grantham House in London City Island, offers contemporary Manhattan-style living with breathtaking views. Spanning 551 sq ft (51 sq m), the stylish home boasts an open-plan kitchen with a breakfast bar, ample storage, and a built-in dishwasher. Elegant wooden flooring flows throughout, leading to a bright living area with floor-to-ceiling windows that open onto a spacious private balcony with east-facing views over London. The generously sized bedroom features floor-to-ceiling windows, a dressing area with extensive storage, and jack-and-jill access to a sleek, modern bathroom with high-end fittings and designer tiling. Situated in the vibrant and well-connected London City Island, the apartment benefits from excellent transport links, including Canning Town Station (Jubilee Line & DLR) just a short walk away, providing quick access to Canary Wharf, the City, and beyond. The area is a dynamic cultural hub, home to the English National Ballet and a selection of trendy cafes, bars, and restaurants, creating a lively yet relaxed atmosphere. Residents of London City Island enjoy exclusive access to the City Island Social Club, which offers exceptional amenities, including a heated outdoor swimming pool, a spa with a sauna, steam room, jacuzzi, a fully equipped gym, and a yoga studio with regular classes. Additionally, residents can take advantage of access to the nearby Good Luck Hope development, featuring a cinema room, high-spec gym, indoor pool, and other premium facilities.

Features

- Stylish One-Bedroom Apartment
u2013 Located on the 13th floor of Grantham House in London City Island, offering contemporary Manhattan-style living.
- Spacious & Modern Layout
u2013 551 sq ft (51 sq m) with an open-plan kitchen featuring a breakfast bar, ample storage, and a built-in dishwasher.
- Bright & Airy Living Space
u2013 Floor-to-ceiling windows leading to a large private balcony with east-facing views over London.
- Well-Appointed Bedroom
u2013 Generous in size with floor-to-ceiling windows, a dressing area, and ample built-in storage.
- Sleek Contemporary Bathroom
u2013 Jack-and-jill access, high-end fittings, and designer tiling for a luxurious finish.
- Prime Location & Transport Links
u2013 Short walk to Canning Town Station (Jubilee Line & DLR), offering quick access to Canary Wharf and Central London.
- Exclusive Resident Amenities
u2013 Heated outdoor swimming pool, spa with sauna, steam room, jacuzzi, fully equipped gym, and yoga studio.
- Access to Good Luck Hope Facilities
u2013 Additional perks include a cinema room, high-spec gym, and an indoor pool.

Contact Us

**Ernest-Brooks International |
Estate Agents | Ernest Brooks
International**
Sierra Quebec Bravo, 77 Marsh
Wall, Canary Wharf

E14 9SH

T: +44 203 621 8881

E: info@ernest-brooks.com

