

2 Bed Flat In Globe House 34 Botanic Square, London, E14 0LU £525,000





## SHORT DESCRIPTION

Property Ref: 14687 Stunning 2-Bedroom, 2-Bathroom Apartment in London City Island – River Views & Luxury Amenities

Welcome to this exceptional two-bedroom, two-bathroom apartment in the highly sought-after London City Island development. Offering breathtaking views across the River Thames, this modern flat combines stylish living with world-class amenities in one of East London's most exciting new neighbourhoods. Located just moments from Canning Town station and the Elizabeth Line, this property provides excellent transport links for quick and easy access to Canary Wharf, the City, and beyond. Key Features: • Spacious open-plan living and dining area with floor-to-ceiling windows • Private balcony with stunning river views • Two generously sized bedrooms, including a master with en-suite • Modern kitchen with high-end appliances • Luxurious bathrooms with contemporary fittings • 825 Square Foot / 76.7 Square Metres Exclusive Residents' Amenities: • Outdoor swimming pool with stunning views • Indoor pool for year-round use • Two fully equipped gyms • Pool table and social/workspace area, perfect for remote working or relaxing • 24-hour concierge and security City Island is a vibrant, self-contained island community offering an exciting mix of cafes, restaurants, and cultural spaces, making it one of London's most desirable places to live. Don't miss this opportunity to own a luxurious riverside home with outstanding amenities. Contact us today to arrange a viewing! Property Type: Flat Full selling price: £525000.00 Pricing Options: Offers Over Tenure: Leasehold Remaining lease (In Year): 989 Yearly Ground Rent Cost: £800.00 Yearly Management Cost: £6583.92 Council tax band: F EPC rating: B Measurement: 839.585 sq.ft. Outside Space: Balcony Parking: N/A Heating Type: Electric Heating Chain Sale or Chain Free:Chain Free Possession of the property: Tenanted. -----

2

Bed Room(s)

2

Bath Room(s)

1

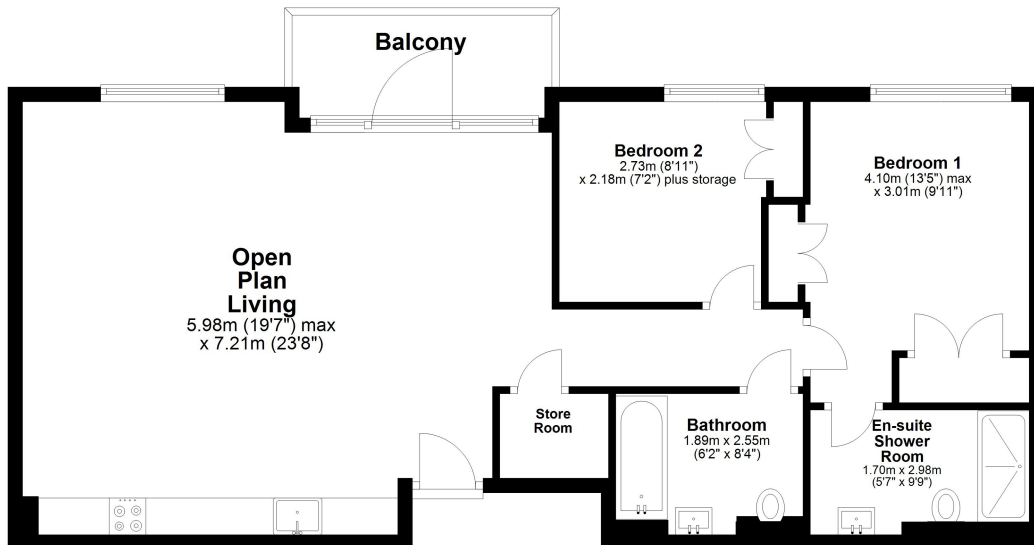
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## First Floor

Approx. 76.6 sq. metres (825.0 sq. feet)



Total area: approx. 76.6 sq. metres (825.0 sq. feet)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	78 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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