



Spencer.

**Apt 10 Botanical House, Botanical Gardens S10 2PB**



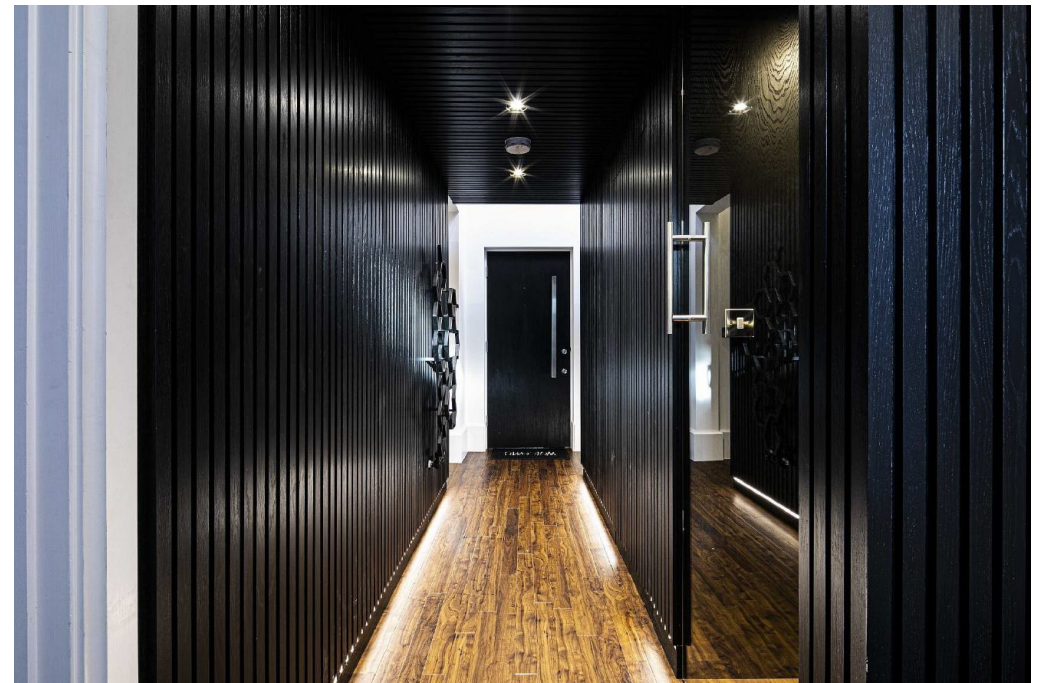
Buy —  
A simply magnificent penthouse apartment  
with super high ceilings, mezzanine level, lift  
access, two parking spaces and views  
— from *Spencer*.

- PENTHOUSE apartment
- Three bedrooms
- Mezzanine level
- En-suite bathroom and dressing room
- Two parking spaces
- EPC rating D
- NEW DEVELOPMENT
- 10 Year Warranty
- CONVERSION APARTMENT
- Views into Botanical Gardens
- High specification interiors
- My Father's Heart Siematic Kitchens
- Siemens Appliances
- CP Hart bathrooms
- Superb address
- Close to private schools, hospitals, and University
- CCTV
- Gas central heating
- Video intercom

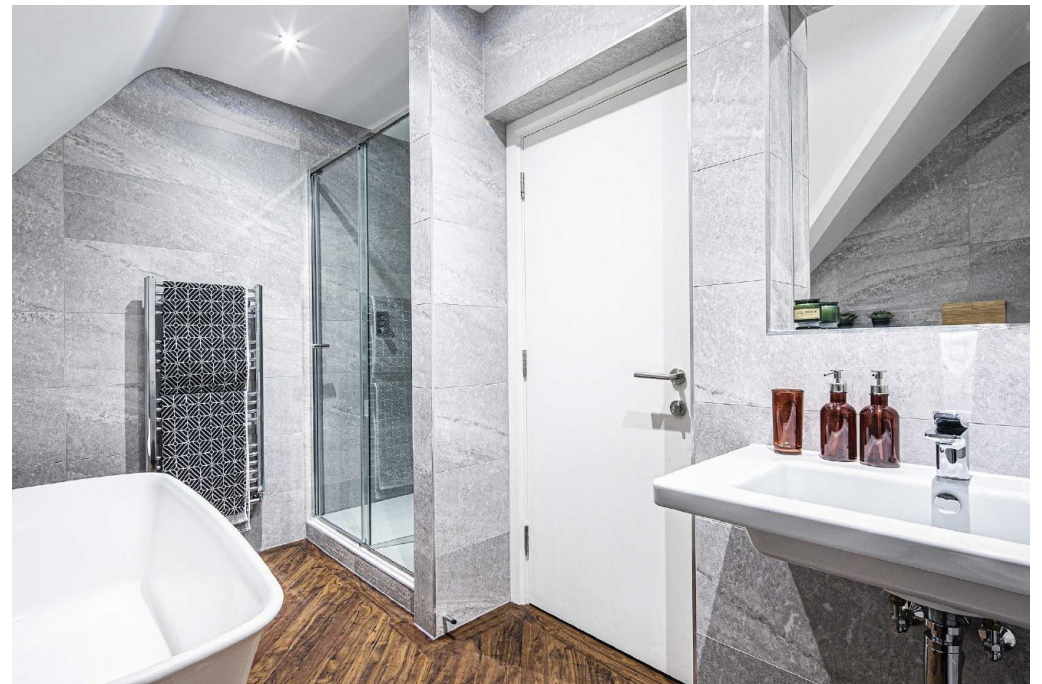
£575,000









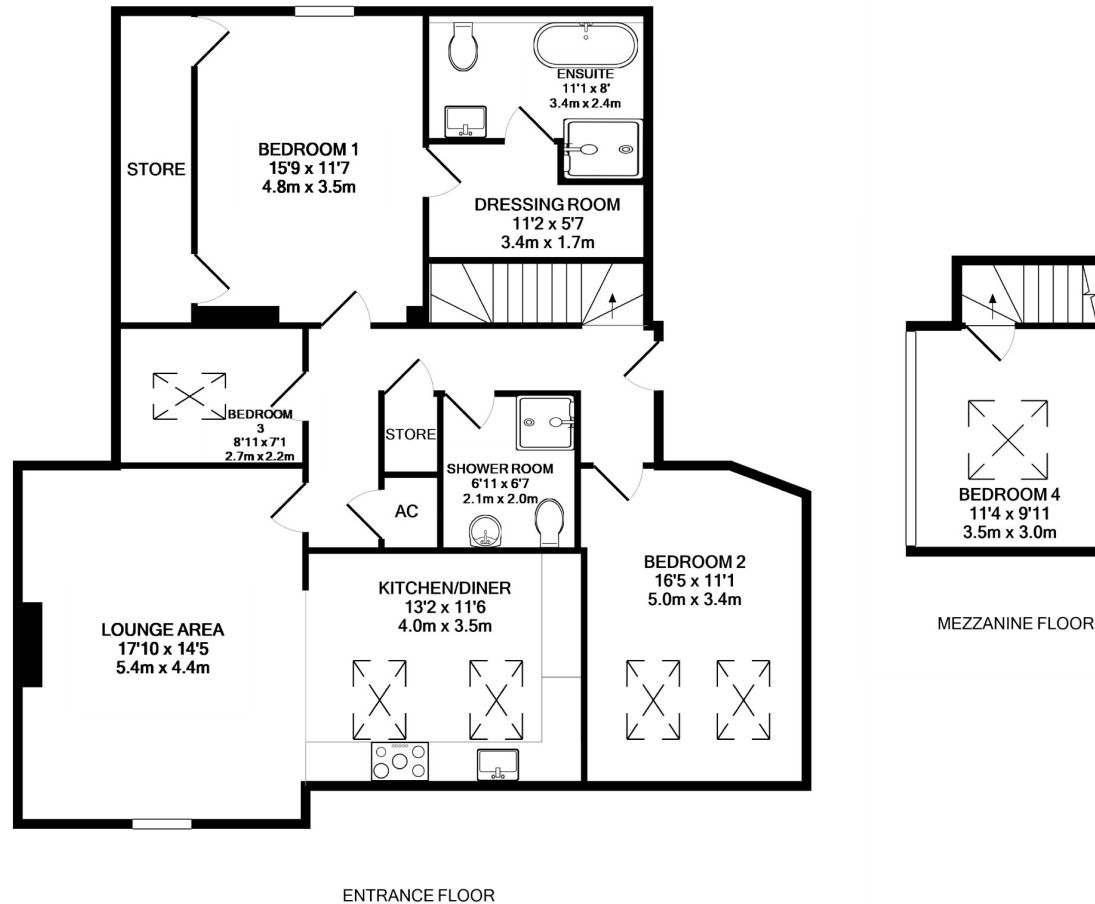








# Floor plan



TOTAL APPROX. FLOOR AREA 1399 SQ.FT. (130.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Viewing: Via the Agents  
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