

Lugus  
HOMES



Flat 75, 1 Botanica Gardens 1 Watermeadow Lane, London,  
£3,750 Per month





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# Flat 75, 1 Botanica Gardens 1 Watermeadow

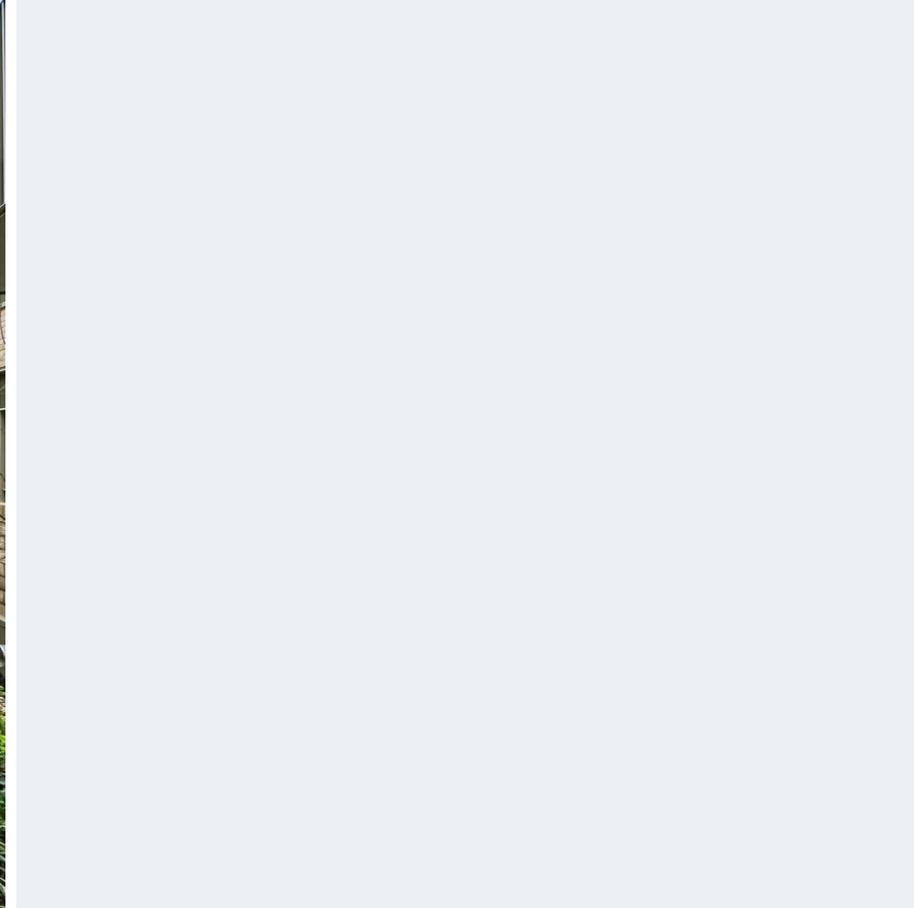
London, SW6 2WE

Perched on the ninth floor of the prestigious Chelsea Botanica development by Mount Anvil Homes, this exceptional two-bedroom, two-bathroom apartment offers approximately 800 sq ft of contemporary living space. The open-plan living, dining, and kitchen areas are styled with engineered timber flooring and a sleek stone-topped kitchen equipped with Siemens or Bosch integrated appliances. Both bathrooms feature large-format porcelain with a natural stone effect, onyx feature walls, bespoke fluted vanities, oval mirrors, a full bathtub in the main bathroom, and a walk-in shower in the ensuite. Bedrooms are generously proportioned with built-in wardrobes and floor to ceiling high windows.

The apartment also benefits from underfloor heating, comfort cooling, energy-efficient LED lighting, black-finish switches and sockets with USB points, and a washer-dryer in the utility cupboard. Residents enjoy 24-hour concierge services, secure cycle storage, co-working spaces, landscaped gardens designed in collaboration with the Royal Botanic Gardens, Kew, and there is an indoor fitness facility offering immersive Peloton workouts.

Located just 0.3 miles from Imperial Wharf Station (Overground), Chelsea Botanica combines riverside tranquillity with modern luxury and excellent connectivity, offering an exceptional lifestyle in one of London's most sought-after locations.



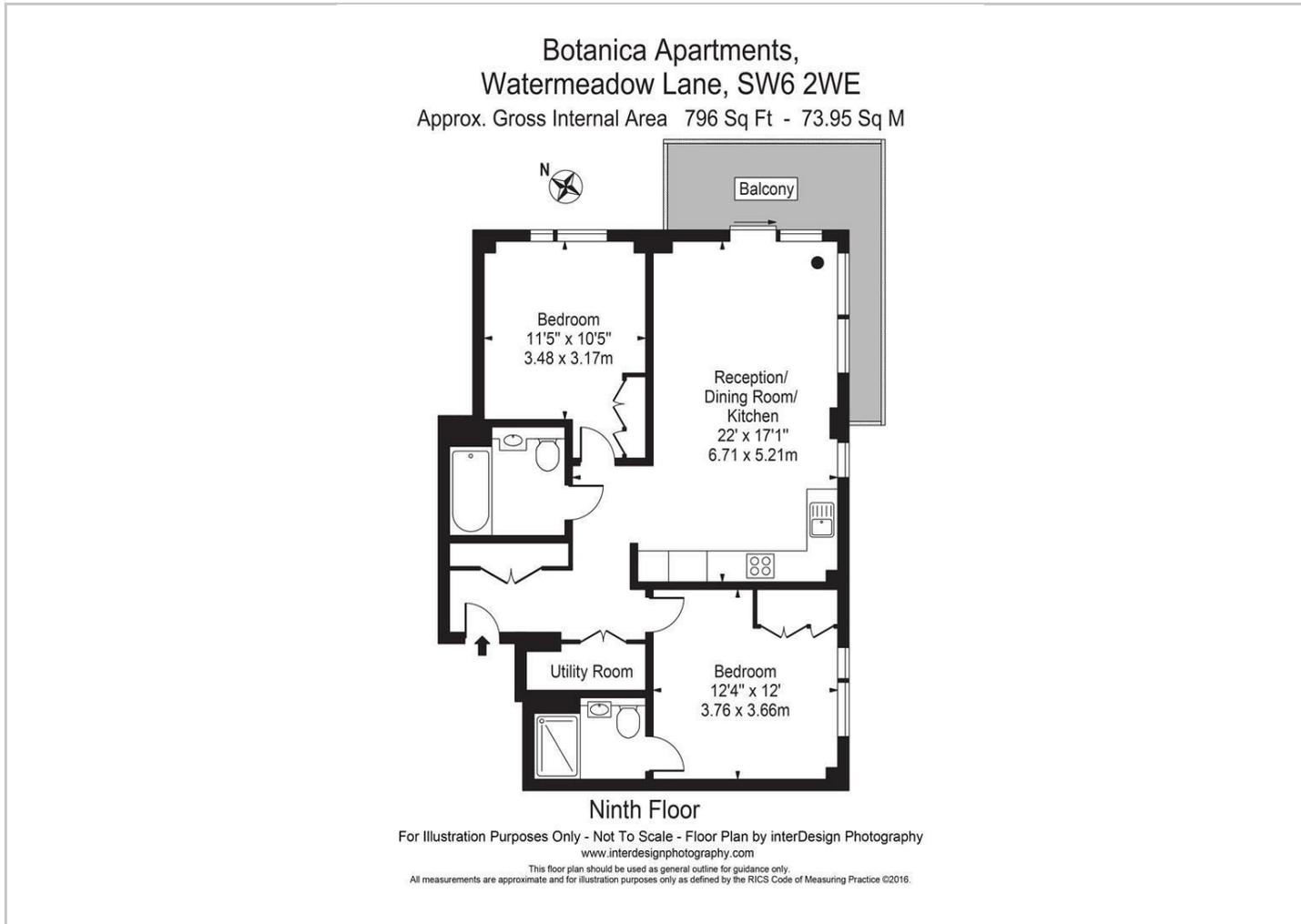


Directions





## Floor Plans



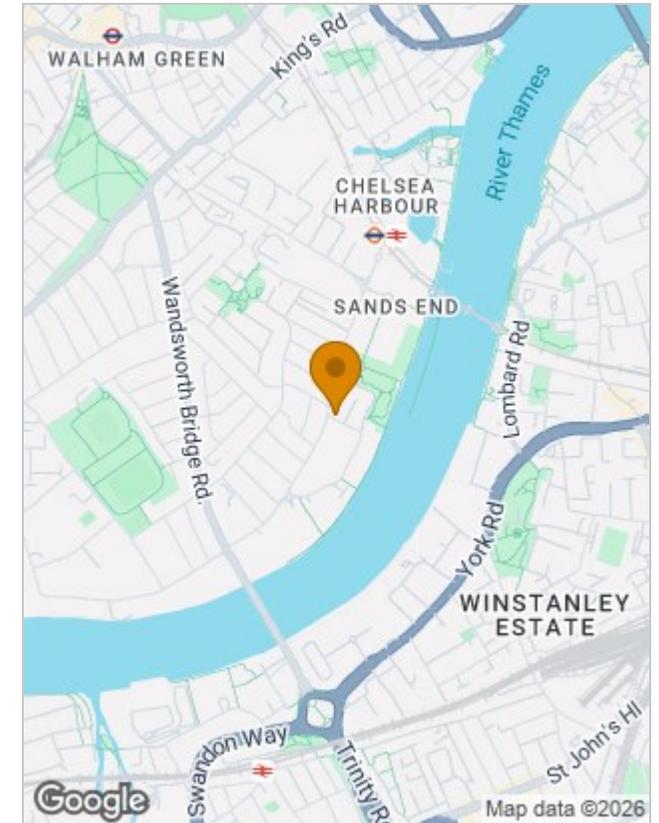
## Viewing

Please contact our Lugas Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

