



## Botanic Square, E14 0JW. £550pw/£2,283pcm



**\*\*Always LOW tenant administration FEES\*\***

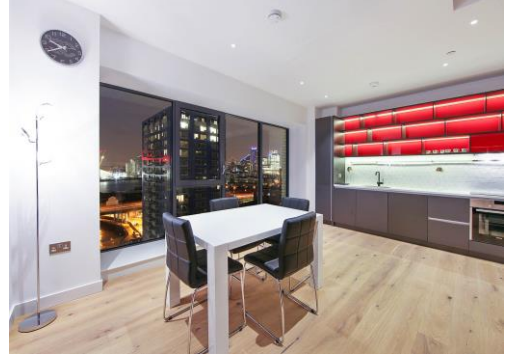
A two bedroom dual-aspect apartment at London City Island, with parking available. Situated on the fourteenth and arranged over a very generous 868 sq ft of internal living space, accommodation comprises a large reception room with floor-to-ceiling windows, open-plan to a particularly stylish kitchen, master bedroom suite with bathroom, built-in wardrobes and dressing area, a further double bedroom and a master bathroom. A balcony runs from the reception and offers great views of the Thames, the O2 and East London.

More than just your average new-build box, ceiling height is much greater than average offering an almost 'loft' feel, whilst the hallway offers plenty of integral storage. Internal specification is similarly thoughtful and includes single strip wood flooring, Victorian-style radiators, a food larder for dry goods, composite stone worktops, butler-style kitchen sink, and an integrated kitchen utensil hanging rail. Appliances are by Siemens. Bathrooms are fully-tiled with heated towel rails and Duravit suites. Techies will appreciate the provision of Hyperoptic broadband and pre-installed CAT6 cabling.

All of the Island's residents become members of the City Island Arts Club. Currently this includes the use of a 24 hour concierge and extensive clubhouse with pool table. A gymnasium, spa, treatment rooms, swimming pools and gardens will follow in due course. The Grocer is an on-site deli and coffee shop, which also offers lunch and evening meals - a proper community. London City Island connects directly to Canning Town station via a newly-built footbridge and opens up the capital - east, central and west - via the DLR or Jubilee line. Directly-accessible destinations include Canary Wharf (4 mins), London Bridge (10 mins), Westminster (15 mins), Bond Street (20 mins), Stratford (7 mins) and London City Airport (7 mins). Available now.



# Botanic Square, E14 0JW. £550pw/£2,283pcm



- Two bedrooms
- Dual aspect, south & east
- Balcony
- On-site grocer & deli
- Parking available
- Stunning views (and we don't say that lightly)
- 24 hour concierge
- Fourteenth floor

## Energy Performance Certificate

Dwelling type: Mid-floor flat  
 Date of assessment: 05 July 2016  
 Date of certificate: 18 August 2016  
 Reference number:  
 Type of assessment: SAP, new dwelling  
 Total floor area: 79 m<sup>2</sup>

### Use this document to:

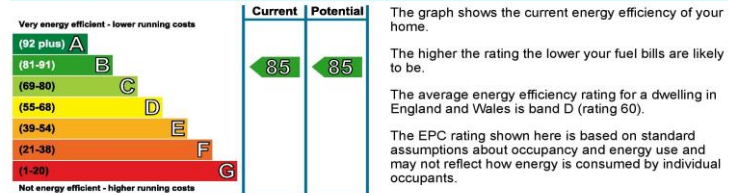
- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: **£ 957**

| Estimated energy costs of this home |                    |                    |                          |
|-------------------------------------|--------------------|--------------------|--------------------------|
|                                     | Current costs      | Potential costs    | Potential future savings |
| Lighting                            | £ 150 over 3 years | £ 150 over 3 years | Not applicable           |
| Heating                             | £ 507 over 3 years | £ 507 over 3 years |                          |
| Hot Water                           | £ 300 over 3 years | £ 300 over 3 years |                          |
| <b>Totals</b>                       | <b>£ 957</b>       | <b>£ 957</b>       |                          |

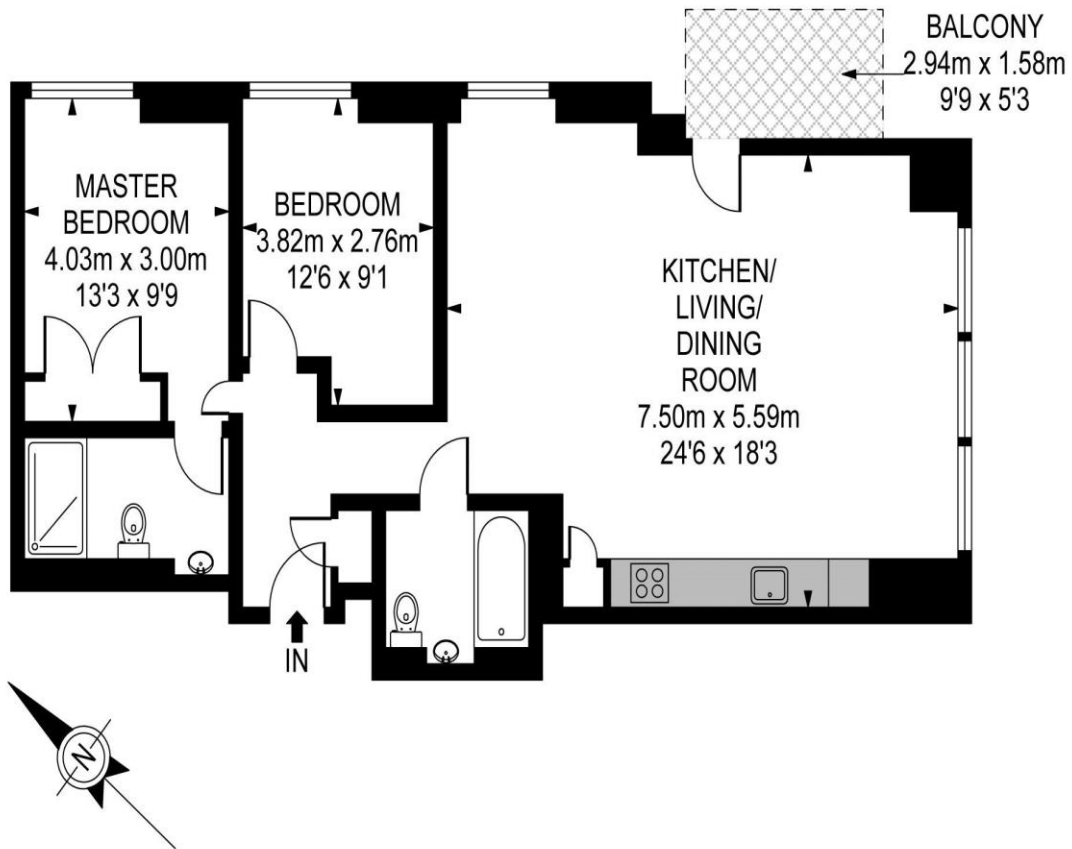
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating





# Botanic Square



APPROX GROSS INTERNAL FLOOR AREA 867.81 SQ FT - 80.62 SQ M

APPROX GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 917.73 SQ FT - 85.26 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 approximates 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto  
Photography and Floor Plan

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY DETAILS

Without prejudice to the generality of the foregoing, Proper Local has made every effort to ensure that these measurements, details and particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Property Misdescriptions Act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.