



Hercules House

18 Botanic Square, E14

Asking Price £650,000

A high-spec 958sq ft 4th floor 3 bedroom 2 bathroom apartment in Hercules House in the sought-after London City Island development. LCI offers residents top-notch on-site facilities, inc. 24hr concierge, gym & 25m heated outdoor swimming pool. Offered chain-free.



Hercules House

18 Botanic Square, E14

- 958sq ft 4th floor 3 bedroom 2 bathroom apartment with balcony.
- High-specification fixtures & fittings throughout.
- Excellent on-site facilities, inc. 24hr concierge, gym & heated outdoor pool.
- Wide range of shops & amenities on-site.
- Located over the footbridge from Canning Town Jubilee Line & DLR station.
- Offered chain-free.



A 958sq ft 4th floor 3 bedroom 2 bathroom apartment with balcony in Hercules House in the sought-after London City Island development. The property offers a high specification, modern finish, as well as high ceilings & floor-to-ceiling windows throughout.

London City Island (LCI) offers residents top-notch on-site facilities, including 24hr concierge, gym & 25m heated outdoor swimming pool. LCI is located close to Canning Town Jubilee Line & DLR station, accessed via footbridge direct from LCI over the River Lea. LCI is also the home of the English National Ballet, as well as a wide range of other amenities, including: The Island Grocer's, Sainsbury's Local, a chocolatier, a coffee shop, wine bar, craft beer "tap room", yoga studio, & art studio. Centred around a garden square, which this apartment overlooks.

The property benefits from a satisfactory EWS1 form & is offered chain-free.

Tenure: Leasehold – 990 years remaining approx.
Service Charge: £6,134 pa approx.
Ground Rent: £1,000pa
Local Authority: Tower Hamlets
Council Tax Band: G

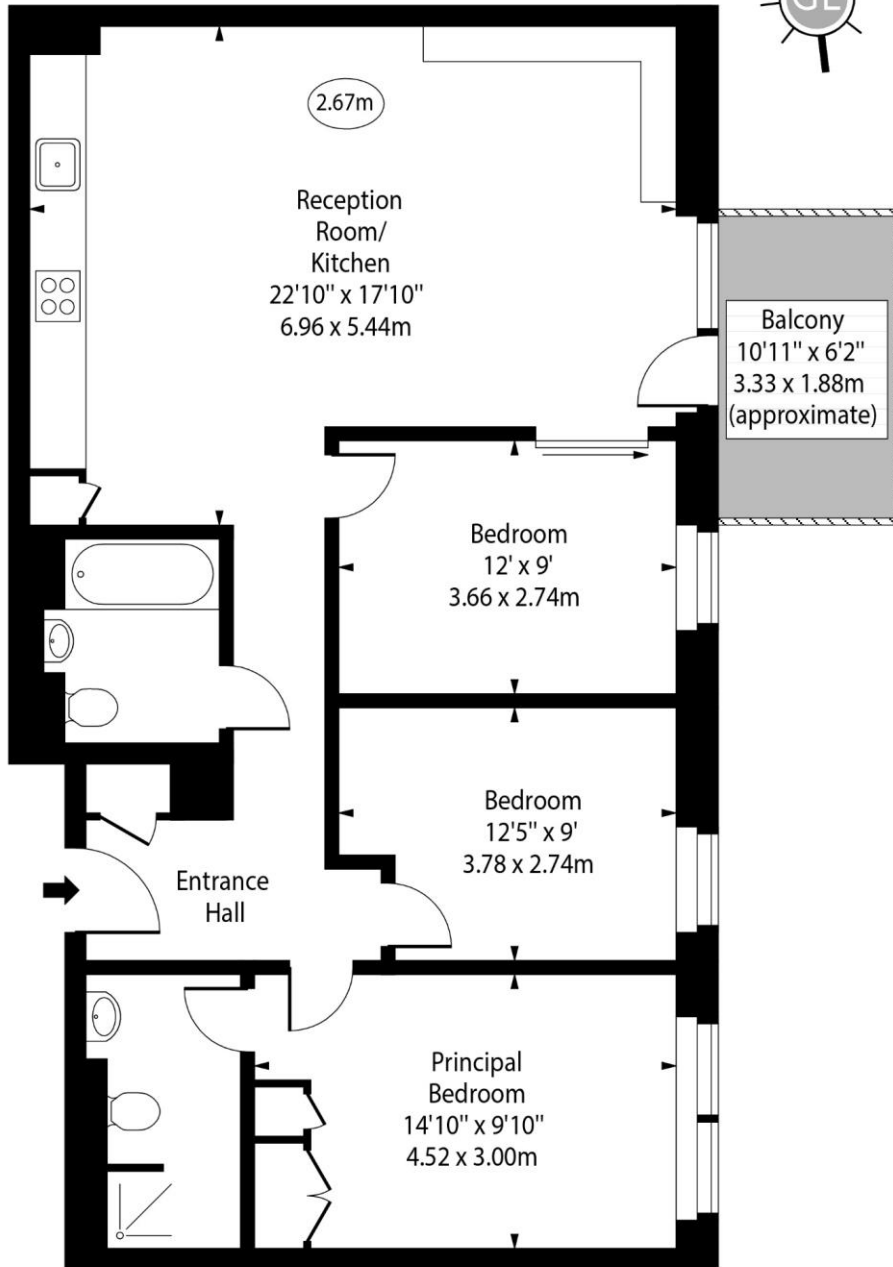
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 958 Sq Ft - 89.00 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024591E

