



Hercules House

18 Botanic Square, E14

Asking Price £625,000

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

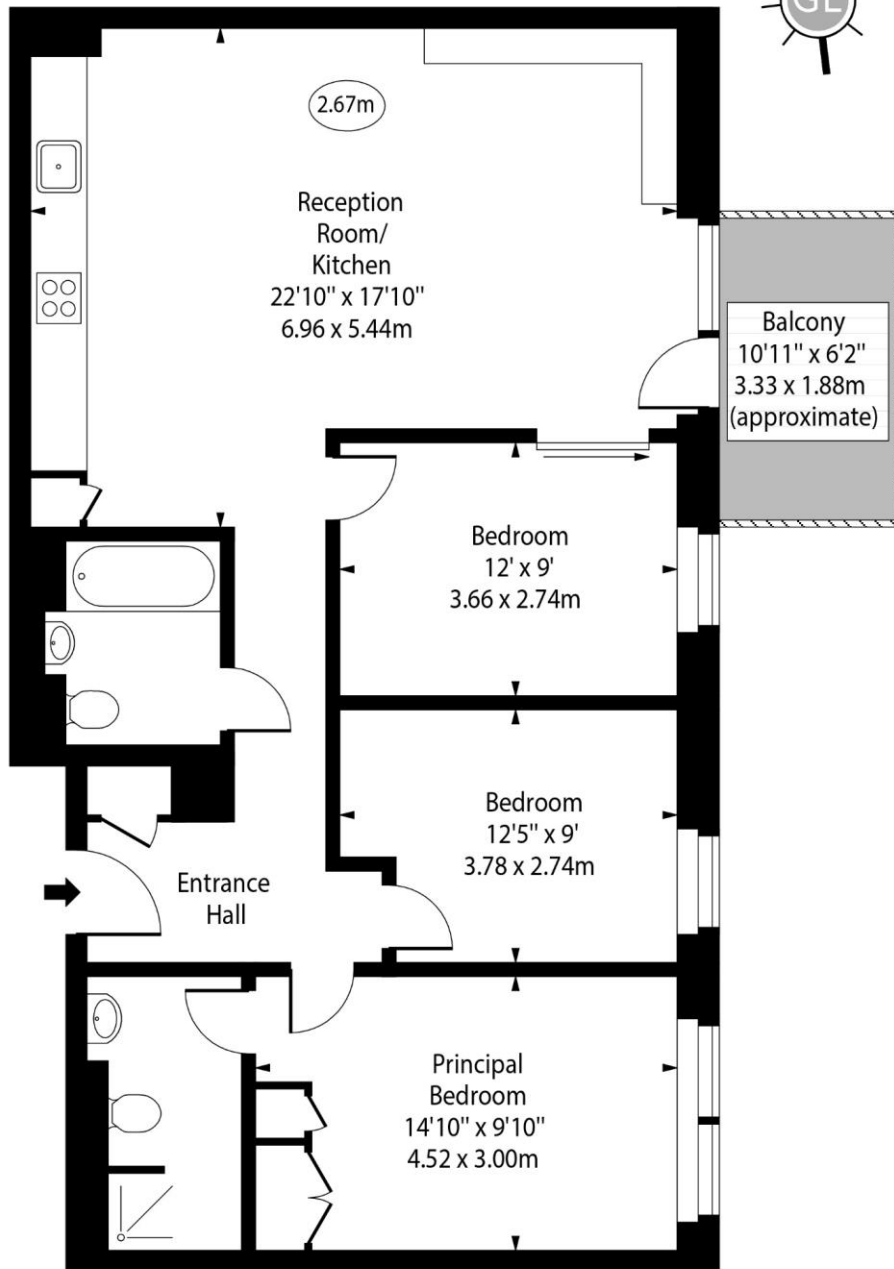
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	86	86
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
canarywharf@chestertons.co.uk
 020 7510 8300
[chestertons.co.uk](https://www.chestertons.co.uk)

Hercules House, Botanic Square, E14

○ - 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

