

Franklyn James



18 Botanic Square, E14 0LH
£2,650 Per Calendar Month

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MAXIMUM TWO PEOPLE SHARING A stunning three bedroom apartment in the highly sought after London City Island development. The property features a spacious open plan kitchen and reception area, designed with premium finishes and ample space for both dining and entertaining. The master bedroom benefits from an en-suite bathroom while the versatile third room includes a sliding partition wall making it ideal for use as either a dining room or a home office. A private balcony offers peaceful river views creating a tranquil retreat.

Residents of London City Island enjoy exclusive access to top-tier facilities, all included in the rent. These include a 24 hour concierge and onsite security, two fully equipped gyms, two swimming pools, sauna and a private cinema.

For everyday convenience, a Sainsbury's Express is located within the development, while Waitrose, Tesco, and Co-op are all within a 10-minute walk. Additionally, Canary Wharf Shopping Mall offers a fantastic selection of shops, bars, cafés, and banks, catering to all your lifestyle needs.

The development is in a prime location with excellent transport links. Canning Town Station (Jubilee Line & DLR) is just a short walk away, providing fast connections to Canary Wharf, The City, and Stratford. Canary Wharf itself is only a 10-minute walk or a 5-minute bus ride from the apartment.

Description

- Boasting over 900 square feet of living space
- Three spacious bedrooms
- Two luxury bathrooms
- Versatile third room with a sliding partition wall – perfect as a office space or dining room
- Bright and modern open plan kitchen/reception with high-end finishes
- Private balcony
- 24-hour concierge service & onsite security
- Exclusive resident facilities, including two gyms, two swimming pools & sauna
- Close to major supermarkets & shopping
- Excellent transport links – short walk to Canning Town Station (Jubilee Line & DLR)



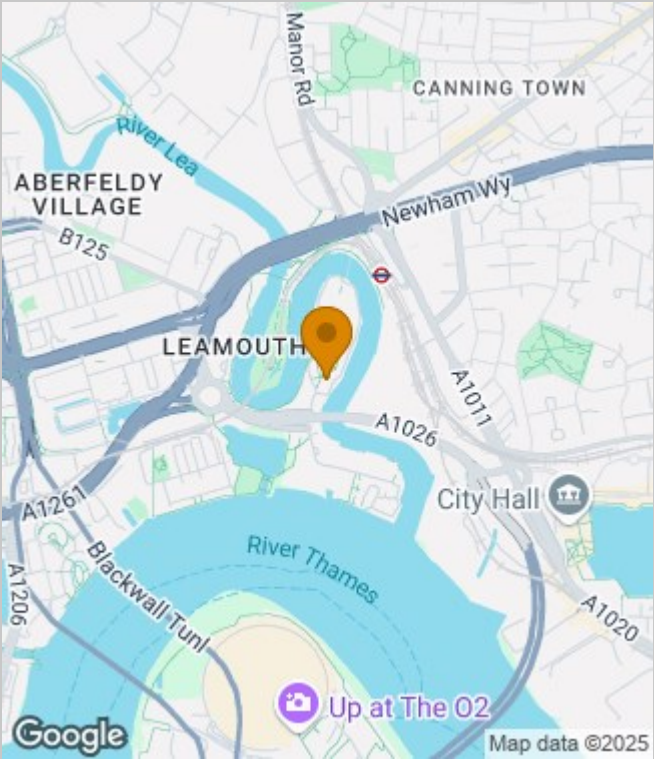
Furnished

Council Tax Band: G

Available: 4th April 2025



Area Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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