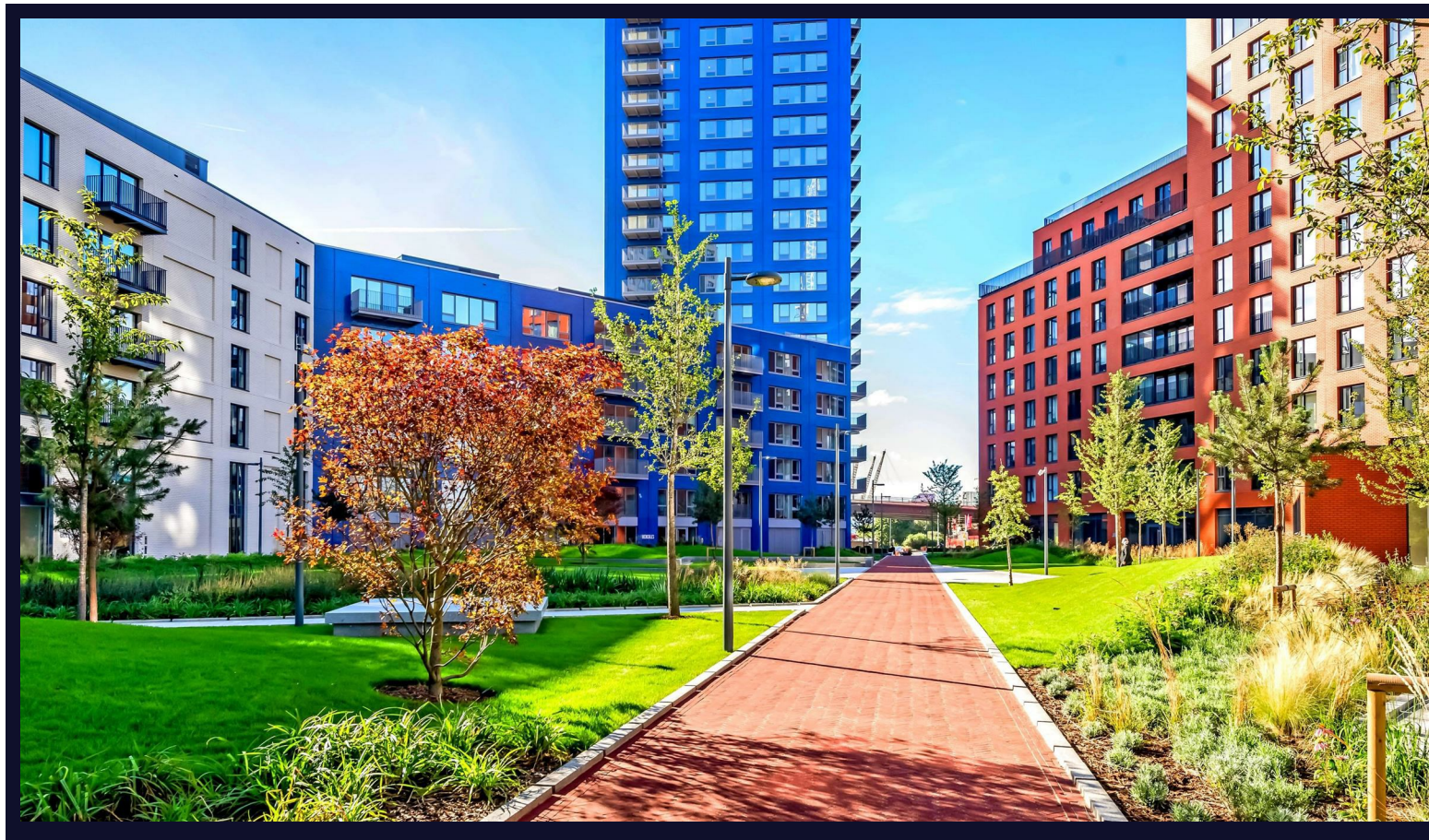


# Botanic Square

London • • E14 0LH

Per Month: £3,200 Per Month



coopers  
est 1986



# Botanic Square

London • • E14 0LH

Bright three-bedroom property in the exclusive new London City Island development.

Situated on a private island attached by secure walkway to Canning Town tube station, LCI is a spectacular landmark development overlooking Canary Wharf and the O2 Arena.

This stylish property is finished to a very high spec throughout and comprises: entrance hallway, three double bedrooms (one with en-suite), open plan kitchen/reception and garden view balcony.

Available 1st July

Furnished

3 Bedrooms 2 Bathrooms

Balcony

4th Floor

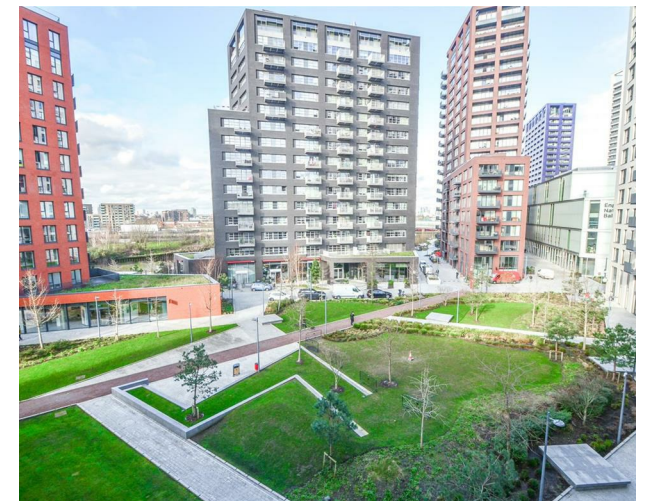
Concierge

Resident's Gym, Pool & Spa

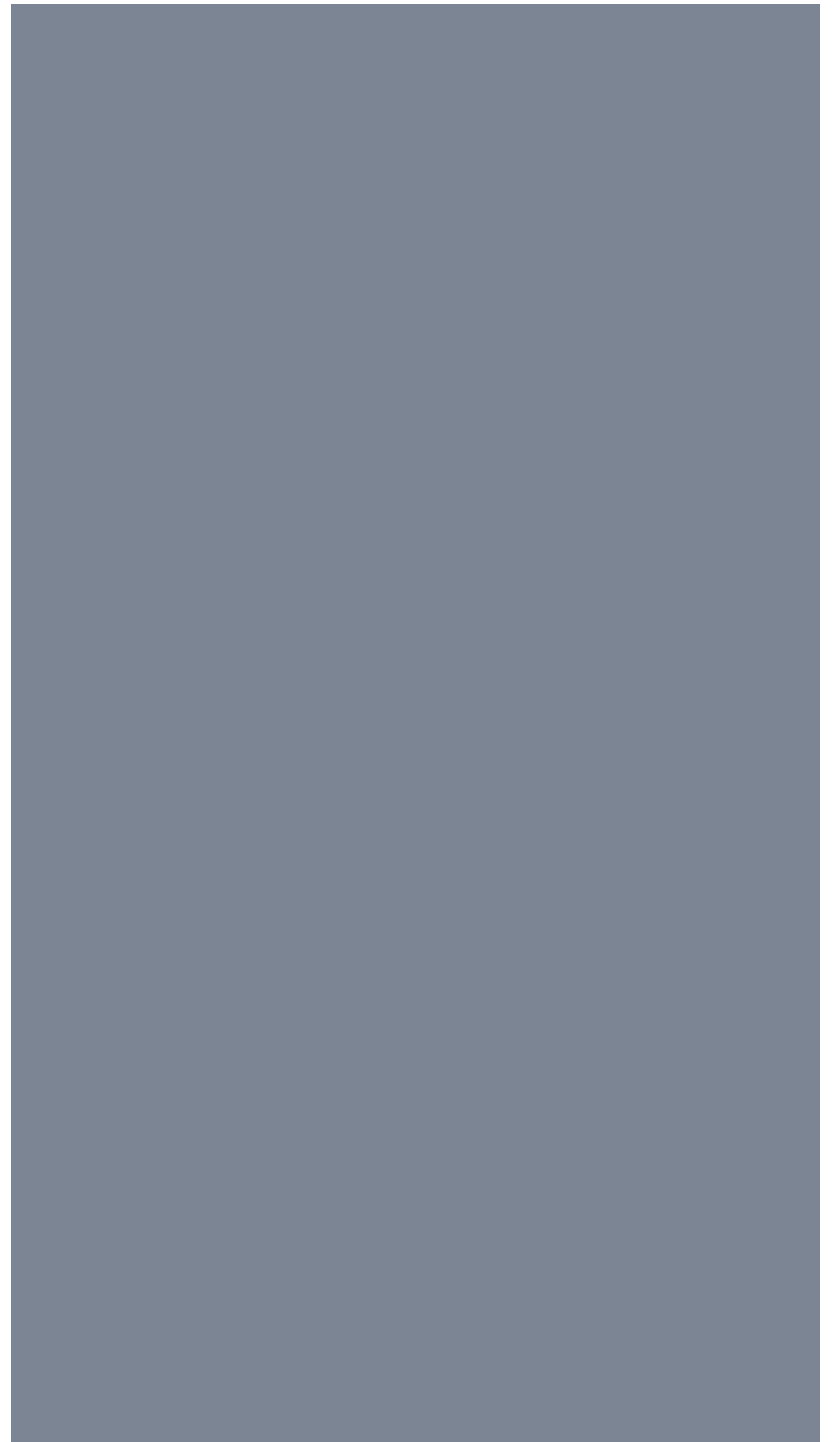
On Site Grocery Store

Excellent Transport Links

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.









### Schools:

Bright three-bedroom property in the exclusive new London City Island development.



### Train:



### Car:

M4, A40, M25, M40



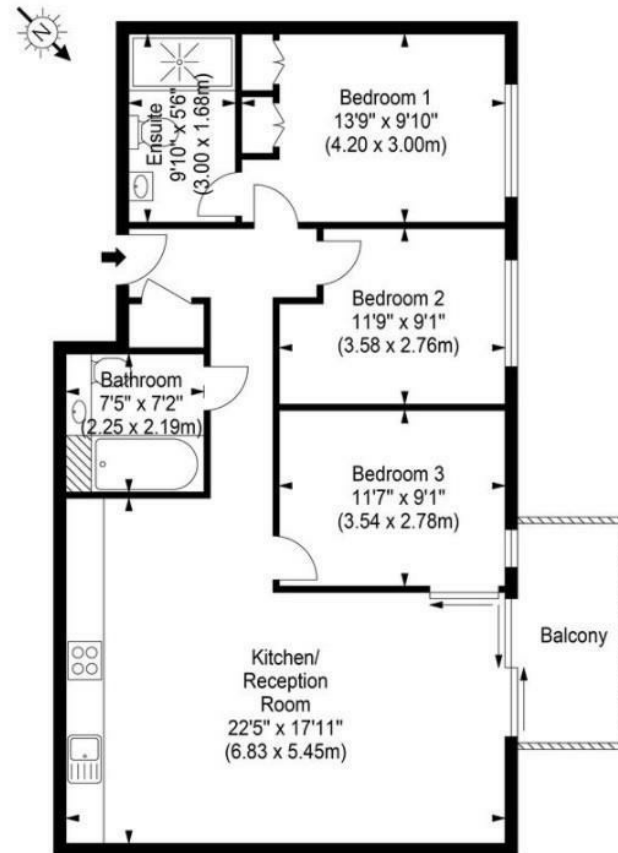
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



# Hercules House, Botanic Square, E14 0LH

Approx. Gross Internal Area 917 sq ft - 85.20 sq m



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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CoopersResidential.co.uk

Energy Efficiency Rating	
Very energy efficient - lower running costs	Less energy efficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A

Not energy efficient - higher running costs

England & Wales

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.