

# Botanic Square

London • • E14 0LH

PCM: £3,450 PCM



coopers  
est 1986

# Botanic Square

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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 3rd October 2024

Residents Gym

Concierge

Furnished

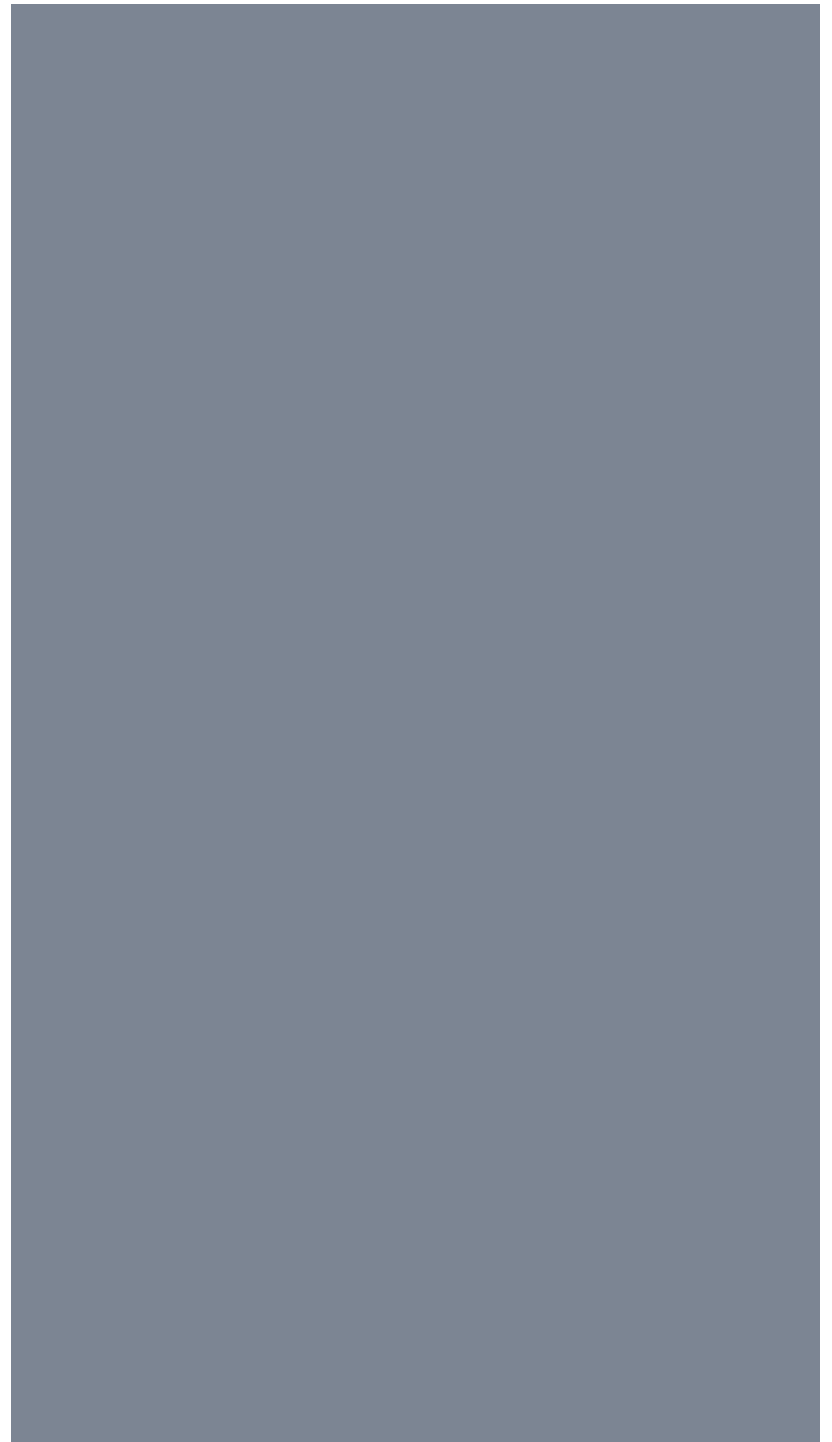
Close to Transport Links

Private Balcony

\_\_\_\_\_  
\_\_\_\_\_  
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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



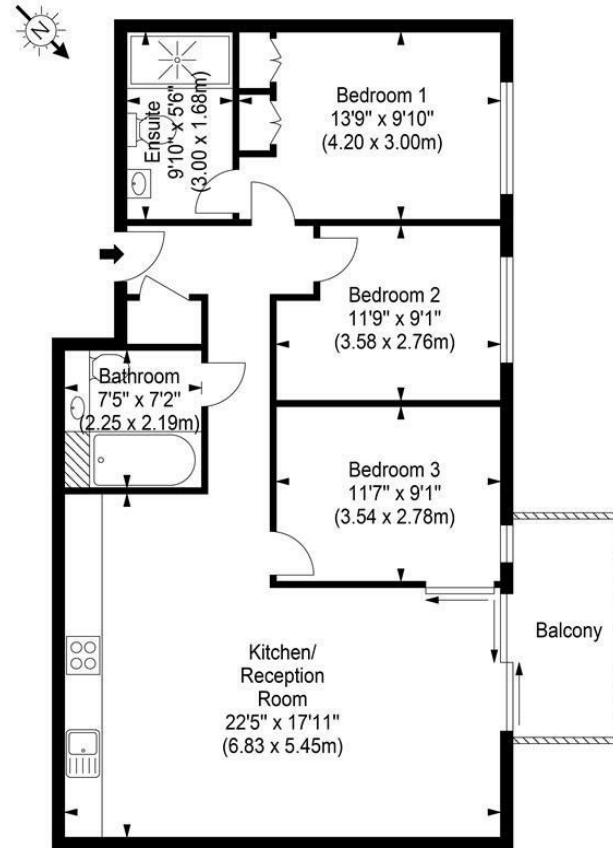
### Council Tax Band:

(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



Third Floor

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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Less than average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales  
EPC Standard  
2022/01/01

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.