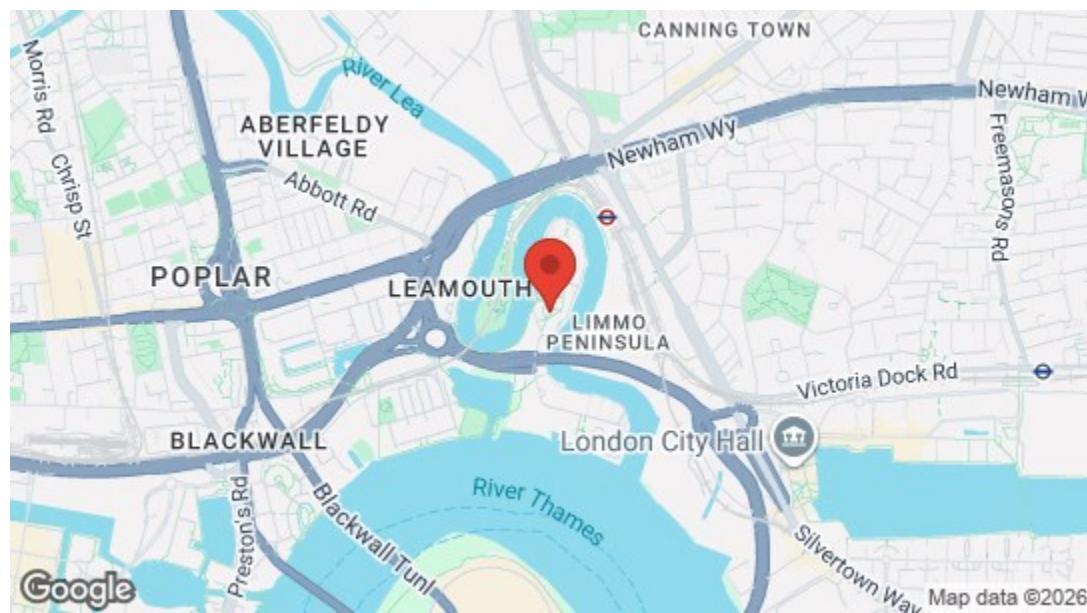


Eleventh Floor

Total Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Botanic Square, London  
**£2,450 Per Month**  
 1 bed, Flat



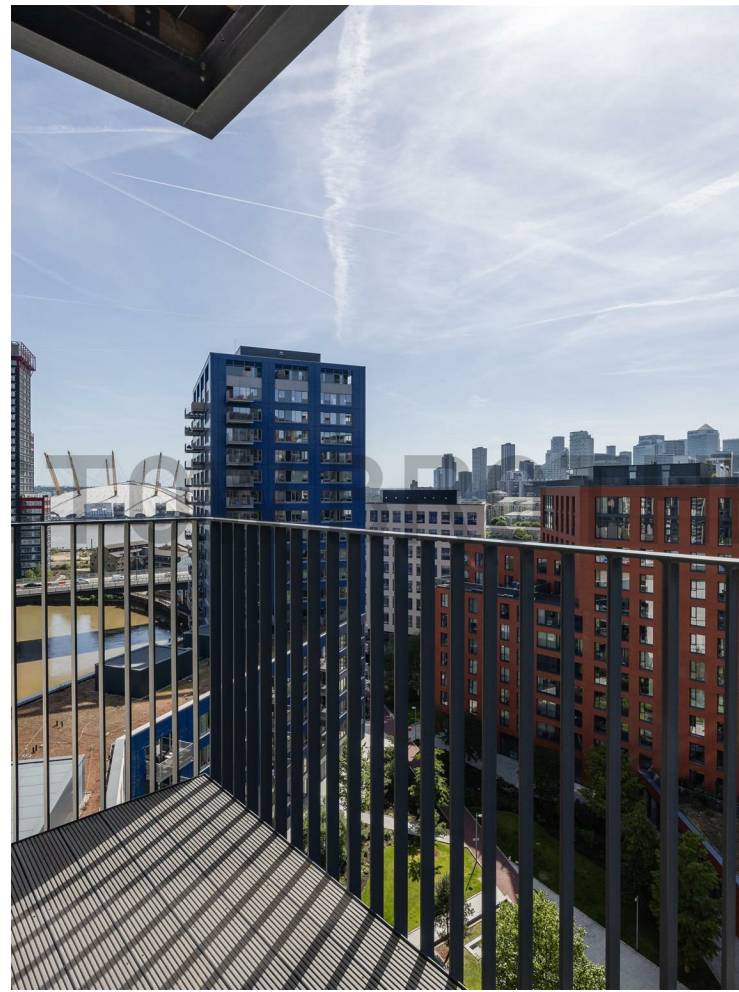
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





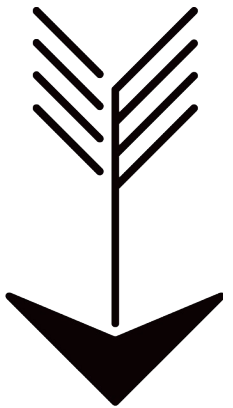
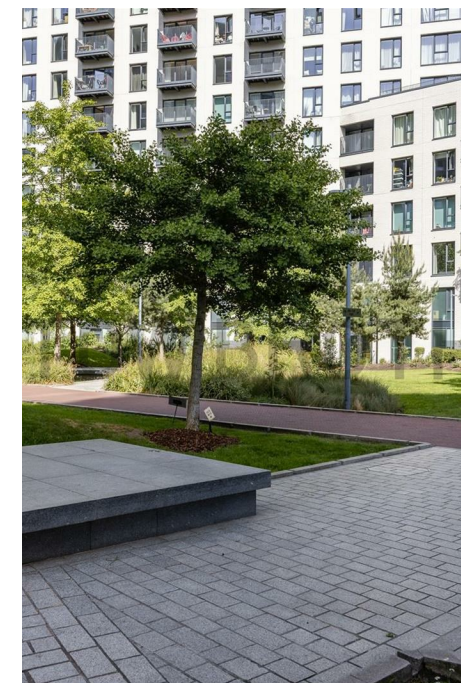
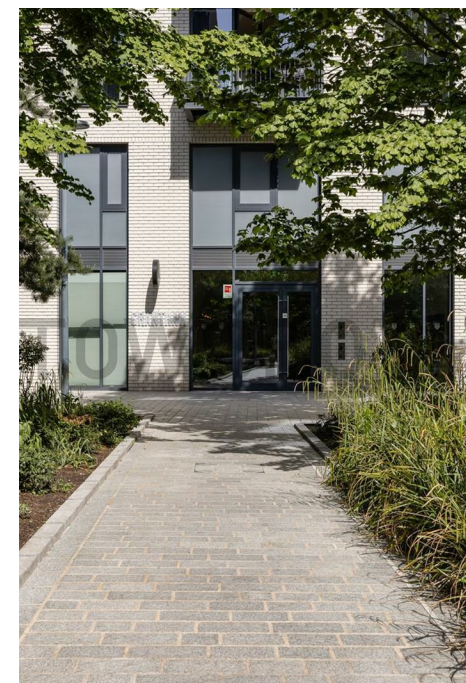
## Features

- Bright And Spacious One Bedroom Apartment
- Private Balcony
- 24 Hour Concierge
- State Of The Art Gymnasium
- Outdoor Heated Pool
- Hydro-Therapy Pool
- Cinema Room
- Easy Access To Canning Town Station



A high spec, one bedroom balcony apartment in a modern, designer development sat on London City Island. Wonderfully elevated, you have striking views over Canary Wharf and Bow Creek, where the River Lea meets the Thames.

Your new development features a twenty four hour concierge, state of the art residents gym, hydrotherapy swimming pool and communal gardens.



### WHAT ELSE?

- Residents enjoy 24/7 concierge services and full access to a luxury City Island Arts Club, featuring a state-of-the-art gym, an outdoor heated swimming pool, a hydrotherapy pool, spa, and treatment rooms.
- Canning Town station, for the DLR and Jubilee tube line, is just five minutes away. From here it's just one stop to North Greenwich and the O2, six minutes to Stratford or four minutes to Canary Wharf. Alternatively you can walk to Canary Wharf in less than half an hour.
- The River Thames itself is just a third of a mile on foot, so riverside strolls are never far away.





➤ IF YOU LIVED HERE...

The heart of things will be your 300 square foot open plan lounge and kitchen. Blonde hardwood floors flow between glossy grey kitchen cabinets and floor to ceiling sliding doors, framing skyline views and leading to your balcony. Your kitchen's completed by a suite of integrated appliances, marbled worktops and a hexagonal splashback.

Elsewhere, your bedroom is a substantial 150 square foot double, softly carpeted in grey and finished in white, with substantial fitted storage and another large window, letting in the light and making the most of your elevated views. Finally, your en suite bathroom is tiled in white from top to bottom and floored in slate grey, with a rainfall shower over the tub.

One of a number of high end, elegantly designed developments scattered across London City Island along with plenty of open greenery. You'll be part of a vibrant neighbourhood with some excellent bars and restaurants on your doorstep. Beringers is the perfect place to bridge the gap between breakfast and lunch and The Lockdown Room is high end but comfy, both just a few minutes away on foot.

