



A three bedroom apartment in Hercules House, London City Island, with parking available by separate negotiation.

Situated on the 2nd floor and arranged over a very generous 951 sq ft of internal living space, accommodation comprises a large reception room, open-plan to a particularly stylish kitchen, master bedroom with en-suite shower room, two further double bedrooms and a master bathroom. A balcony runs from the reception: take in views of the River Lea.

More than just your average new-build box, ceiling height is much greater than average offering an almost 'loft' feel. Internal specification is similarly thoughtful and includes single strip wood flooring, Victorian-style radiators, composite stone worktops, butler-style kitchen sink, and an integrated kitchen utensil hanging rail. Appliances are by Siemens. Bathrooms are fully-tiled with heated towel rails and Duravit suites. Techies will appreciate the provision of Hyperoptic broadband and pre-installed CAT6 cabling.

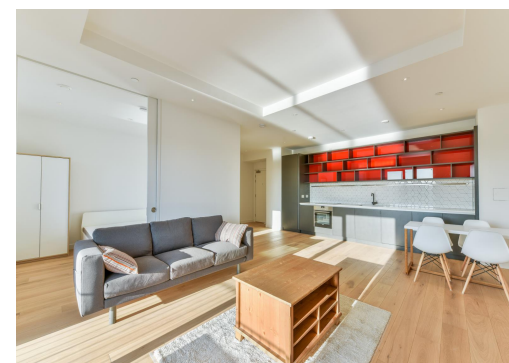
All of the Island's residents become members of the City Island Arts Club. Currently this includes the use of a 24 hour concierge and extensive clubhouse with pool table. A gymnasium, spa, treatment rooms, swimming pools and gardens will follow in due course, whilst the on-site grocer & deli has just opened.

London City Island connects directly to Canning Town station via a newly-built footbridge and opens up the capital - east, central and west - via the DLR or Jubilee line. Directly-accessible destinations include Canary Wharf (4 mins), London Bridge (10 mins), Westminster (15 mins), Bond Street (20 mins), Stratford (7 mins) and London City Airport (7 mins).

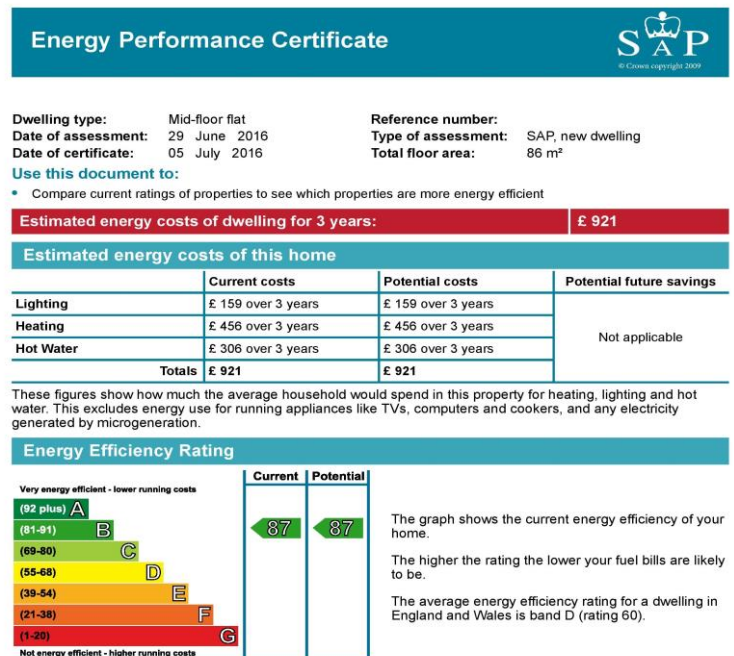
Available now. Furnished.



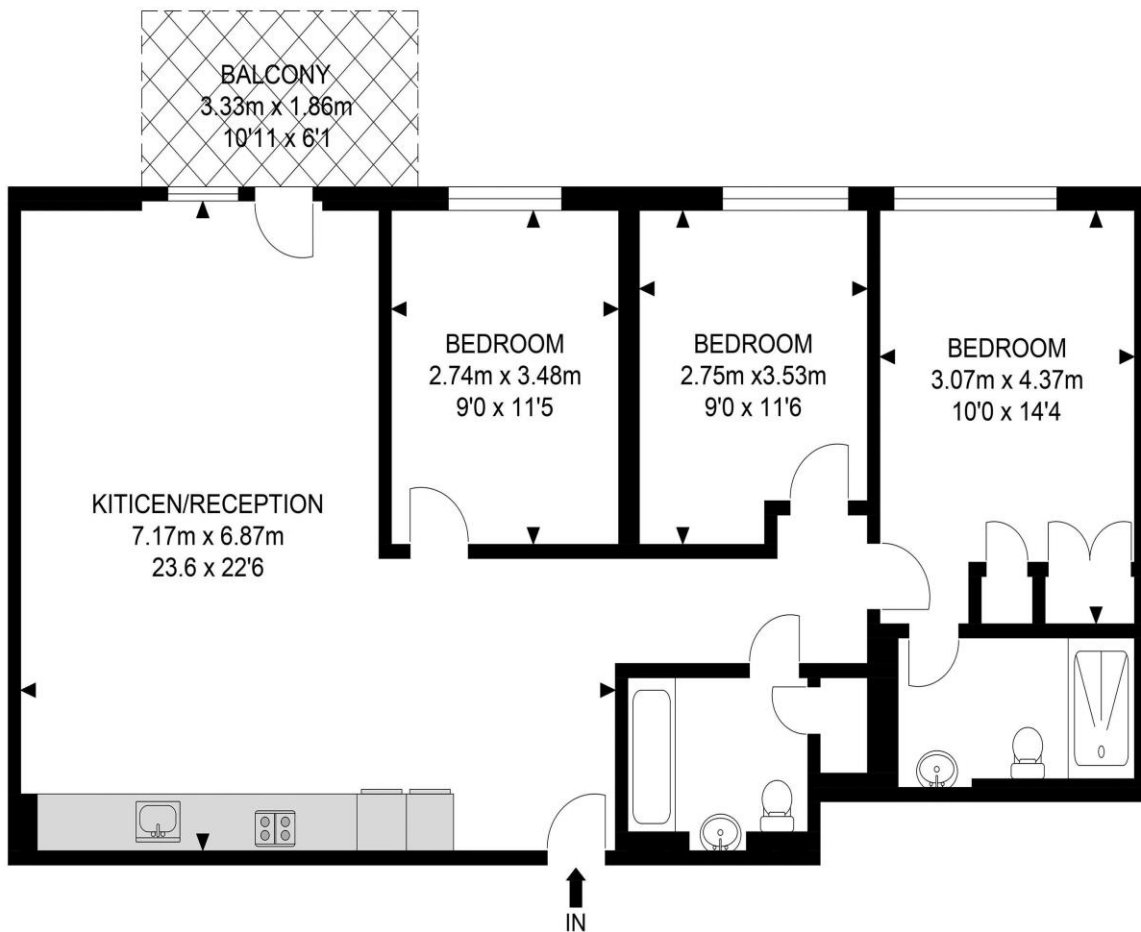
Botanic Square, E14 0LW. £576pw/£2,500pcm



- Three bedrooms
- Balcony
- 951 sq ft
- On-site grocer and residents' lounge
- Parking available by separate negotiaion
- Two bathrooms
- 24 hour concierge
- Extensive on-site leisure facilities coming soon



Hercules House



2nd Floor

APPROX. GROSS INTERNAL FLOOR AREA 951.42 SQ FT / 88.39 SQM

APPROX. GROSS INTERNAL FLOOR AREA INC. BALCONY AREA 1018.05 SQ FT / 94.58 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY DETAILS

Without prejudice to the generality of the foregoing, Proper Local has made every effort to ensure that these measurements, details and particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Property Misdescriptions Act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.