



**Botanic Square, E14 0LH**  
**£3,250 Per Month**

**coopers**  
OF LONDON EST. 1986



# Botanic Square, E14

- Available Mid December
- Furnished
- Concierge
- Three Double bedrooms
- Two Bathrooms
- Residents Gym, Pool & Spa
- Sainsbury's Local on Development
- Excellent Transport Links

Coopers of London are delighted to offer this modern three bedroom apartment in the exclusive London City Island development.

This stylish apartment 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 offering great natural light throughout.

The residents will have exclusive use of the development's gym, pool & spa. With an on site grocery store, as well as 24hr concierge.

London City Island is situated on a private peninsula with an exclusive entrance walkway to Canning Town Underground and DLR station. Access to Canary Wharf and The City is extremely quick and simple.

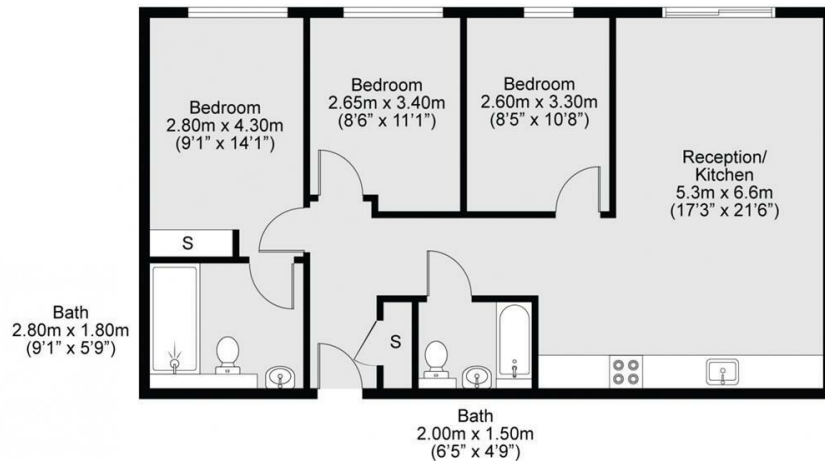






# Hercules House, 18 Botanic Square, London, E14 0LH

GROSS INTERNAL AREA  
82.0sqm / 882.6sqft



GROSS INTERNAL AREA (A)  
The footprint of the property  
82.0sqm / 882.6sqft

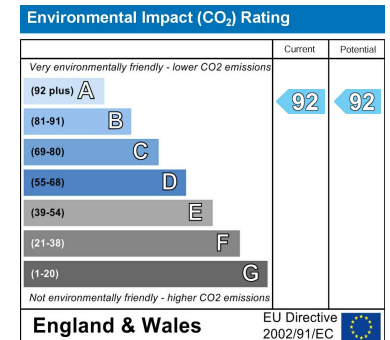
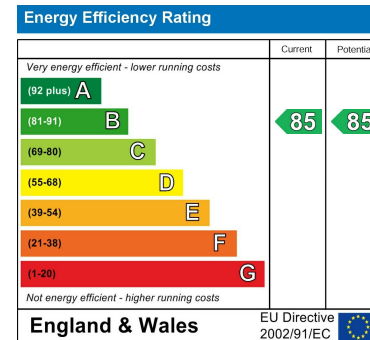
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.7sqm / 18.2sqft

EXTERNAL STRUCTURAL FEATURES  
Balcony, Terrace, Verandah etc.  
0.0 sqm / 0.0sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sqm / 0.0sqft



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



## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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