



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.

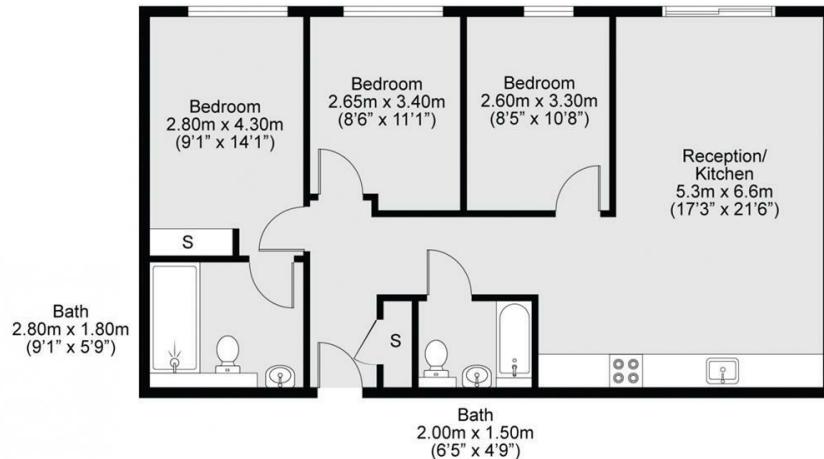
London City Island is situated on a private peninsula with an exclusive entrance walkway to Canning Town Underground and DLR station. Access to Canary Wharf and The City is extremely quick and simple.





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

GROSS INTERNAL AREA
82.0sqm / 882.6sqft



GROSS INTERNAL AREA(GIA)
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

Yanzo.
Property Photography Reimagined

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.

www.coopersoflondon.co.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	92	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersoflondon.co.uk

0207 580 9658

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 as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

coopers
est 1986