



Botanic Square, E14 0NJ. £623pw/£2,700pcm



A two bedroom dual-aspect apartment at London City Island - the capital's mini-Manhattan and East London's newest address. Situated on the upper floors and arranged over a very generous 868 sq ft of internal living space, accommodation comprises a large reception room with floor-to-ceiling windows, open-plan to a particularly stylish kitchen, master bedroom suite with bathroom, built-in wardrobes and dressing area, a further double bedroom and a master bathroom. A balcony runs from the reception and offers great views of the Thames, the O2 and East London.

More than just your average new-build box, ceiling height is much greater than average offering an almost 'loft' feel, whilst the hallway offers plenty of integral storage. Internal specification is similarly thoughtful and includes single strip wood flooring, Victorian-style radiators, a food larder for dry goods, 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 grocer, gymnasium, spa, treatment rooms, swimming pools and gardens will follow in due course.

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.**

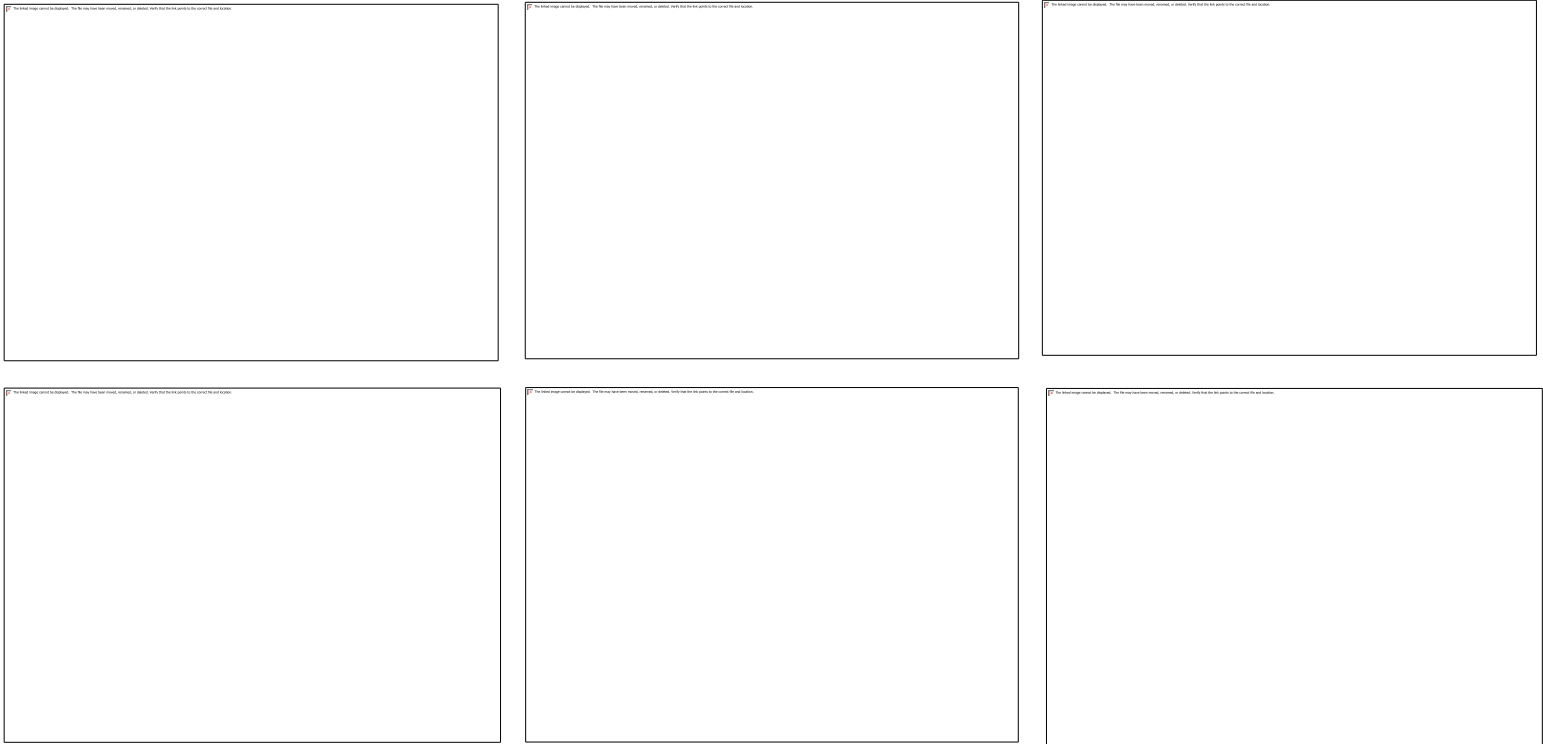
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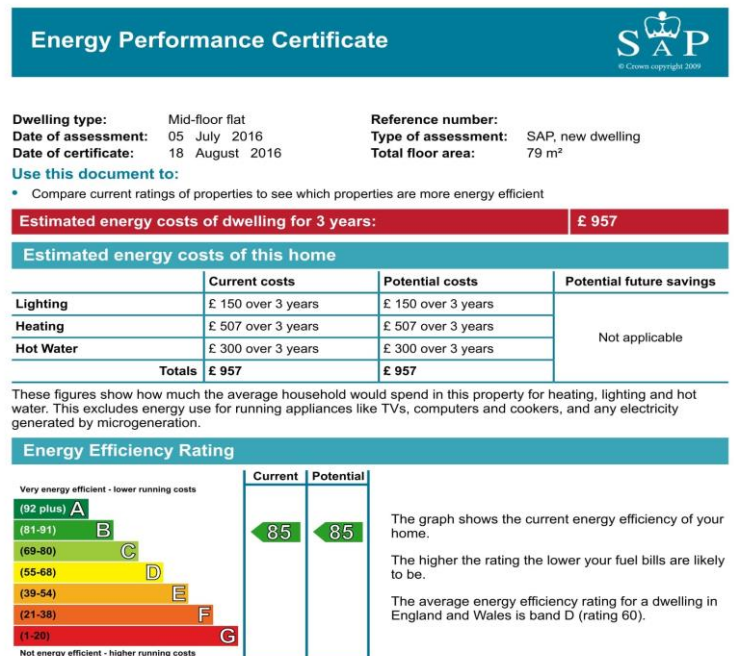
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## Botanic Square, E14 0NJ. £623pw/£2,700pcm



- Two bedrooms
- Dual aspect, south & east
- Balcony
- On-site grocer & deli
- 868 sq ft
- Stunning views (and we don't say that lightly)
- 24 hour concierge
- Leisure facilities coming soon



#### **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.