

# Hercules House

London • • E14 0LH  
Per Month: £3,200 Per Month



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est 1986

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Three-bedroom property in the exclusive new London City Island development.

Situated on a private island attached by secure walkway to Canning Town tube station, LCI is a spectacular landmark development overlooking Canary Wharf and the O2 Arena.

This stylish property is finished to a very high spec throughout and comprises: entrance hallway, three double bedrooms (one with en-suite), open plan kitchen/reception and river view balcony.

Flat comes furnished.

Available Now!

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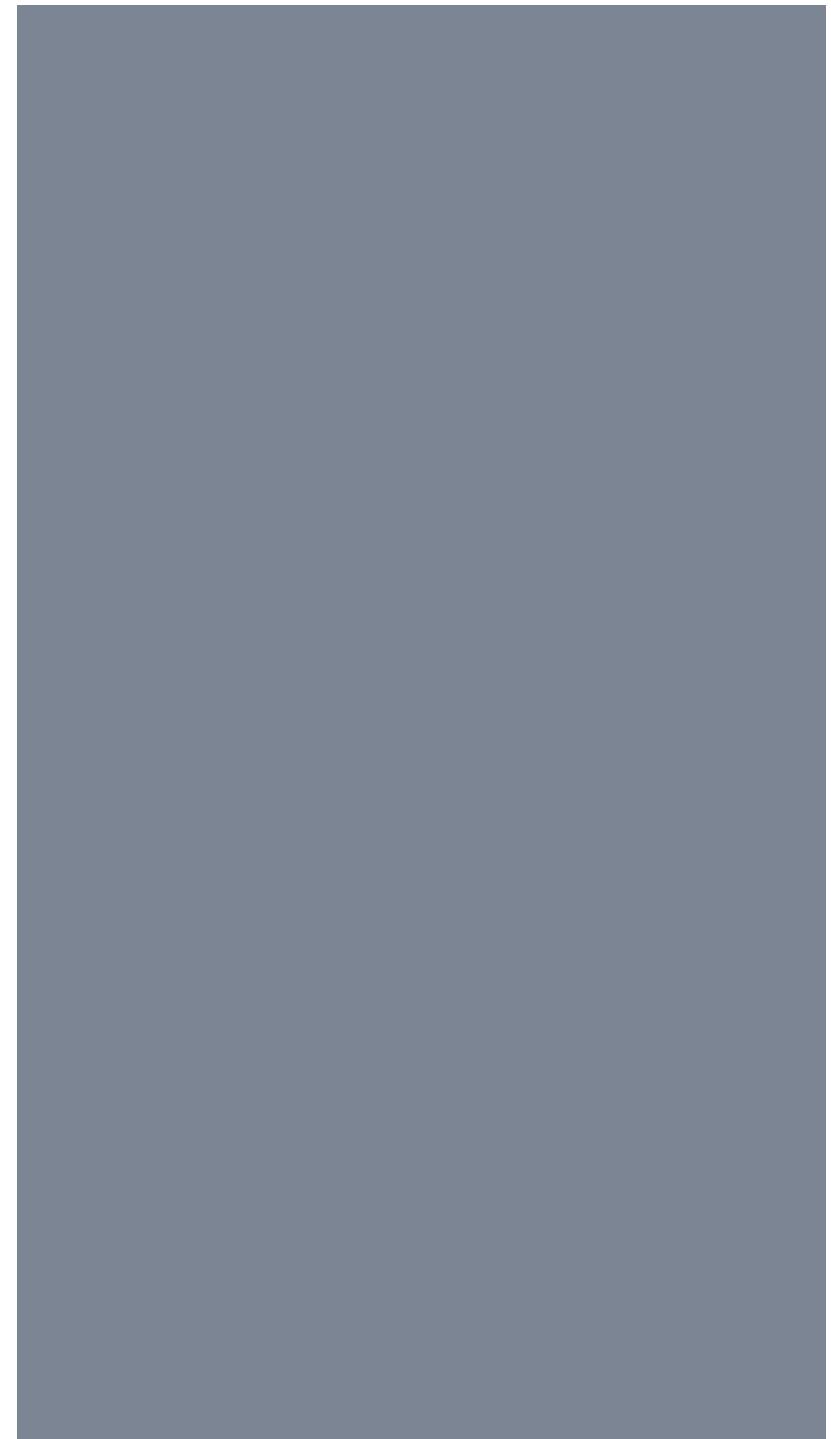
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These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







Schools:



Train:



Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



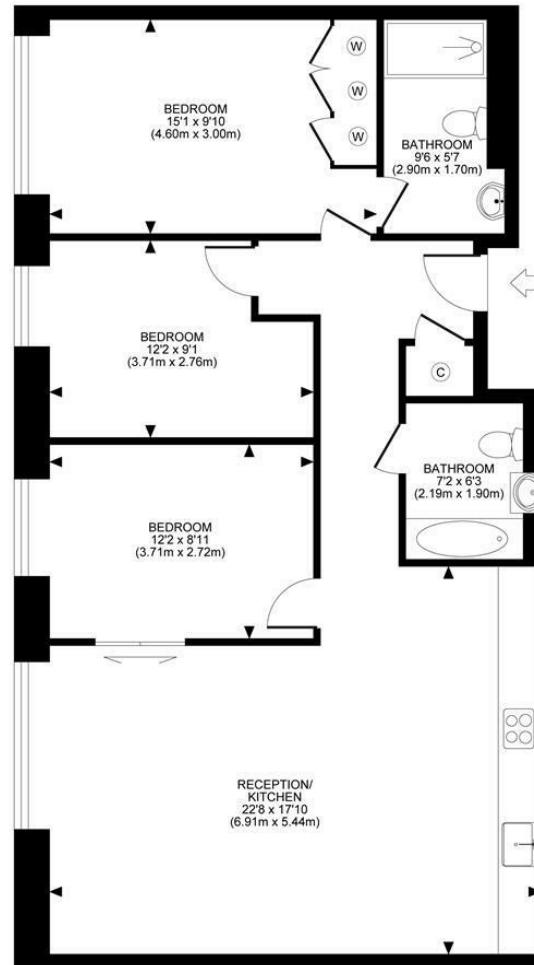
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HERCULES HOUSE, BOTANIC STREET, E14  
TOTAL APPROX FLOOR PLAN AREA 977 SQ.FT (91 SQ.M.)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
www.zentuvo.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014: A	A
2014: B	B
2014: C	C
2014: D	D
2014: E	E
2014: F	F
2014: G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.