



Botanic Square, E14 0LH  
£3,350 PCM

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OF LONDON EST. 1986

# Botanic Square, E14

- Available April
- Residents Gym
- Concierge
- Furnished
- Close to Transport Links
- Private Balcony

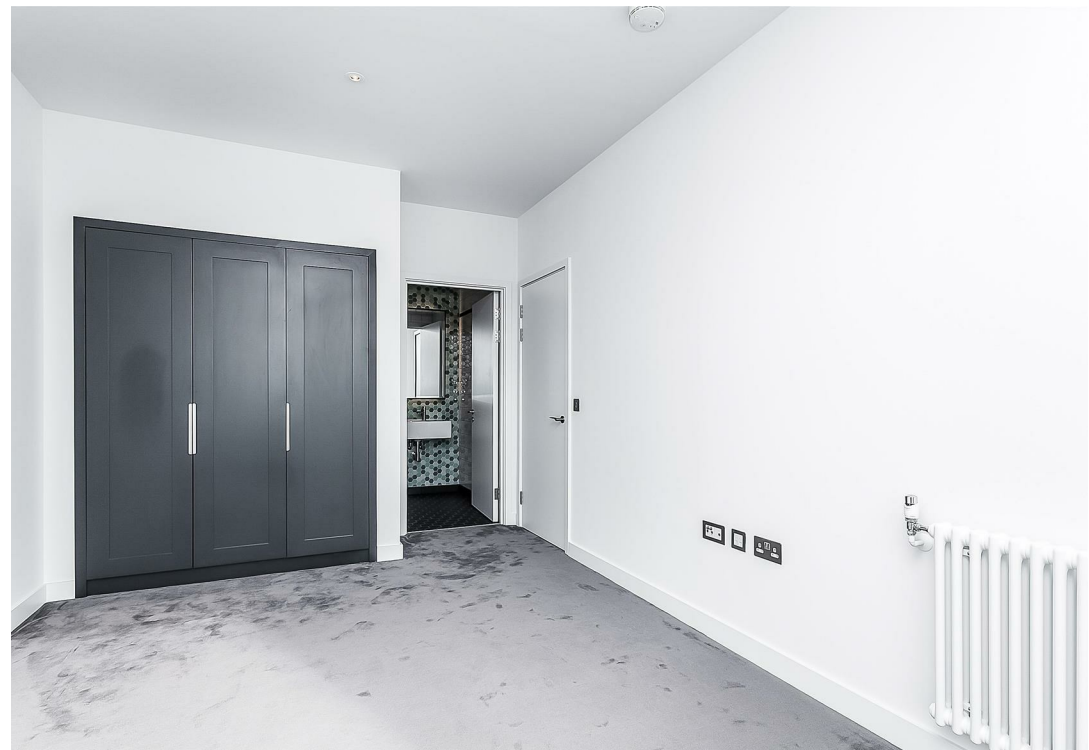
**\*\*FULLY FURNISHED - THREE BEDROOMS TWO BATHROOMS- AVAILABLE APRIL \*\*** Bright three-bedroom property in the exclusive new London City Island development.

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 garden view balcony.

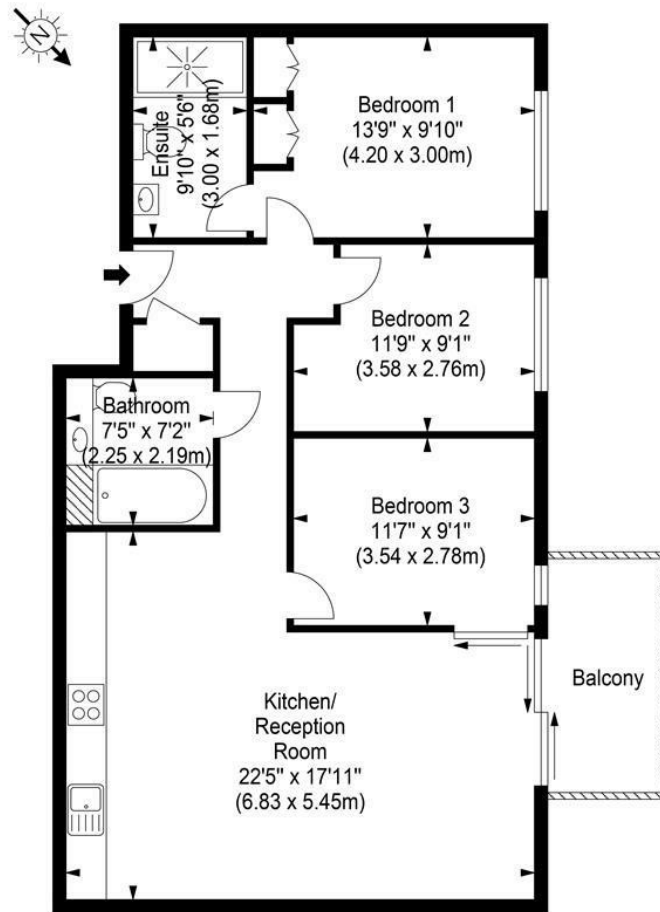






# Hercules House, Botanic Square, E14 0LH

Approx. Gross Internal Area 917 sq ft - 85.20 sq m



Third Floor

Ref

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

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

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

## 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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