



**Botanic Square, E14 0LH**  
**£3,350 Per Month**

**coopers**  
OF LONDON EST. 1986

# Botanic Square, E14

- Available 7th July
- Furnished
- 3 Bedrooms 2 Bathrooms
- Balcony
- 4th Floor
- Concierge
- Resident's Gym, Pool & Spa
- On Site Grocery Store
- Excellent Transport Links

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.

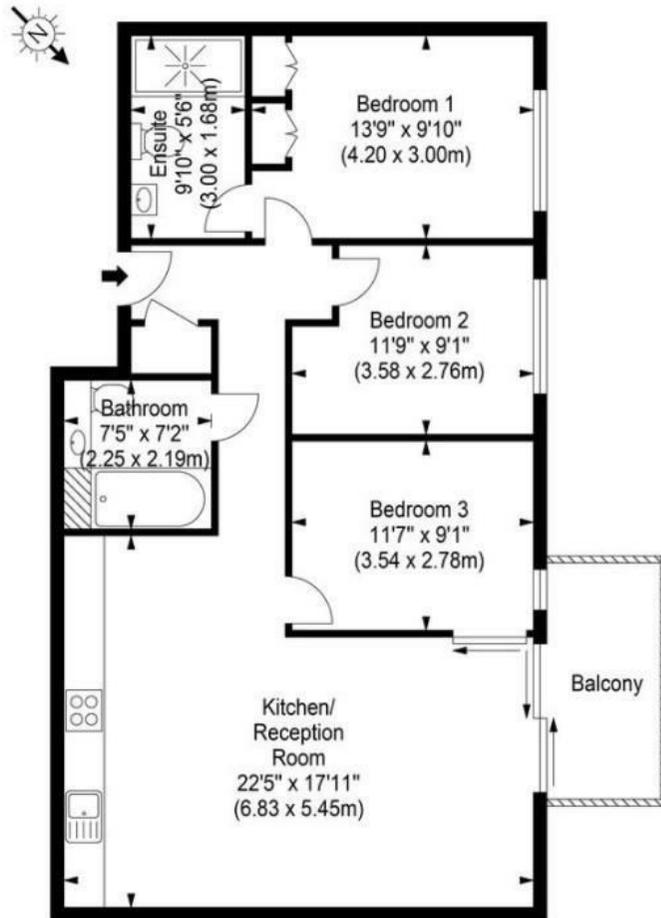
This stylish property is finished to a very high spec throughout and comprises: entrance hallway, three double bedrooms (one with en-suite), open plan kitchen/reception and garden view balcony.





# Hercules House, Botanic Square, E14 0LH

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



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	85
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

## Viewing

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

**0207 580 9658**

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