



Botanic Square, E14 0LH
£3,600 PCM

coopers
OF LONDON EST. 1986

Botanic Square, E14

- Available 1ST September
- Fully Furnished
- Residents Gymnasium, Pool & Spa
- Excellent Transport Links
- Double Bedrooms
- Spacious Apartment
- 24 Hour Concierge

Coopers of London are delighted to offer this spacious three-bedroom property in this exclusive 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, with exclusive use of the development's gym & spa facilities.

Available furnished

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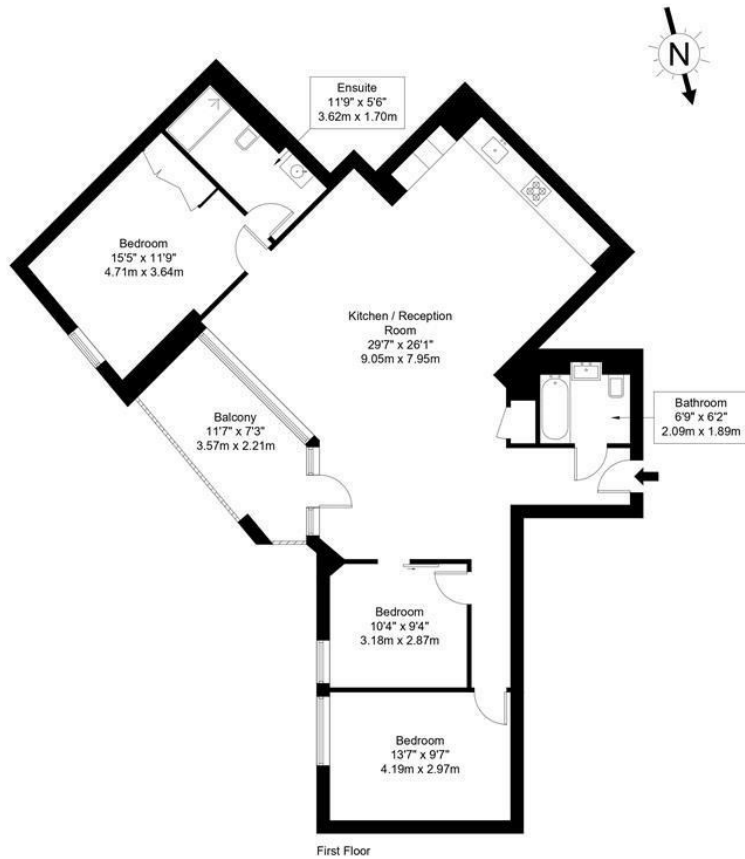


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Approx Gross Internal Area = 112.55 sq m / 1211 sq ft

Balcony = 9.73 sq m / 105 sq ft

Total = 122.28 sq m / 1316 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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			
(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@coopersonlondon.co.uk

0207 580 9658

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