

# Franklyn James



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## Hercules House

18 Botanic Square, London, E14 0LH

£2,650 Per Calendar Month

**MAXIMUM TWO PEOPLE SHARING** A stunning three bedroom apartment in the highly sought after London City Island development.

The property features a spacious open plan kitchen and reception area, designed with premium finishes and ample space for both dining and entertaining. The master bedroom benefits from an en-suite bathroom while the versatile third room includes a sliding partition wall making it ideal for use as either a dining room or a home office. A private balcony offers peaceful river views creating a tranquil retreat.

Residents of London City Island enjoy exclusive access to top-tier facilities, all included in the rent. These include a 24 hour concierge and onsite security, two fully equipped gyms, two swimming pools, sauna and a private cinema.

For everyday convenience, a Sainsbury's Express is located within the development, while Waitrose, Tesco, and Co-op are all within a 10-minute walk. Additionally, Canary Wharf Shopping Mall offers a fantastic selection of shops, bars, cafés, and banks, catering to all your lifestyle needs.

The development is in a prime location with excellent transport links. Canning Town Station (Jubilee Line & DLR) is just a short walk away, providing fast connections to Canary Wharf, The City, and Stratford. Canary Wharf itself is only a 10-minute walk or a 5-minute bus ride from the apartment.

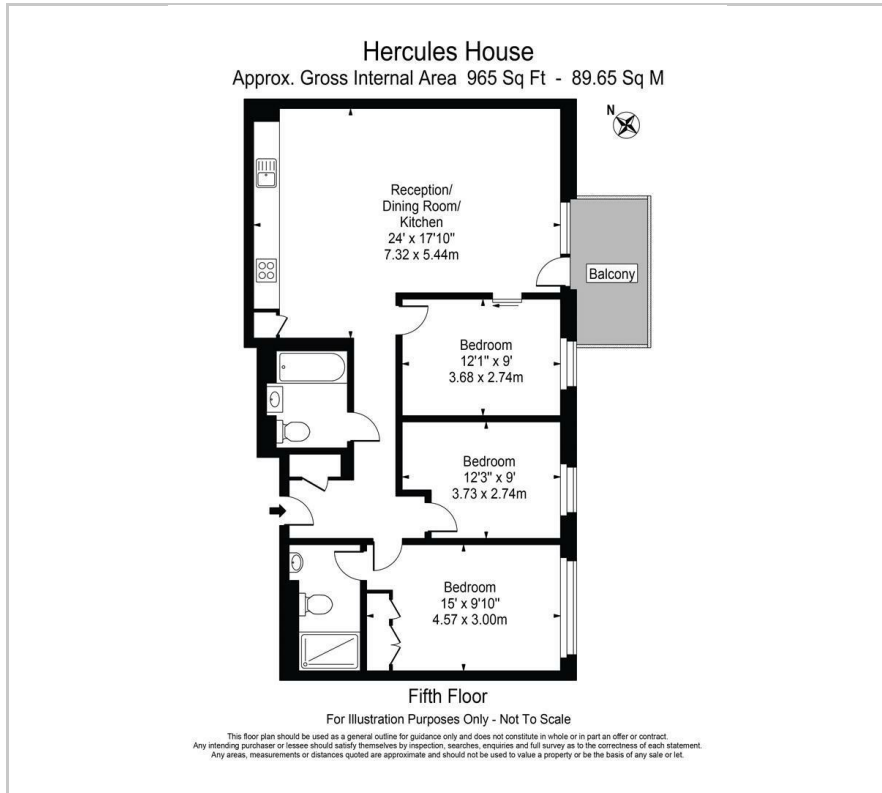
- Boasting over 900 square feet of living space
- Three spacious bedrooms
- Two luxury bathrooms
- Versatile third room with a sliding partition wall – perfect as a office space or dining room
- Bright and modern open plan kitchen/reception with high-end finishes
- Private balcony
- 24-hour concierge service & onsite security
- Exclusive resident facilities, including two gyms, two swimming pools & sauna
- Close to major supermarkets & shopping
- Excellent transport links – short walk to Canning Town Station (Jubilee Line & DLR)

### Viewing

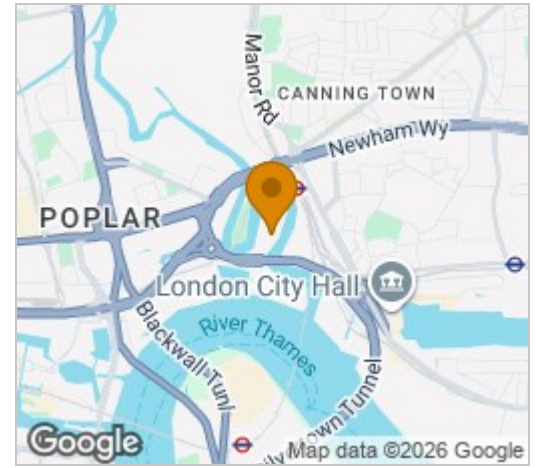
Please contact our Limehouse Lettings Office on 02077911777 if you wish to arrange a viewing appointment for this property or require further information.



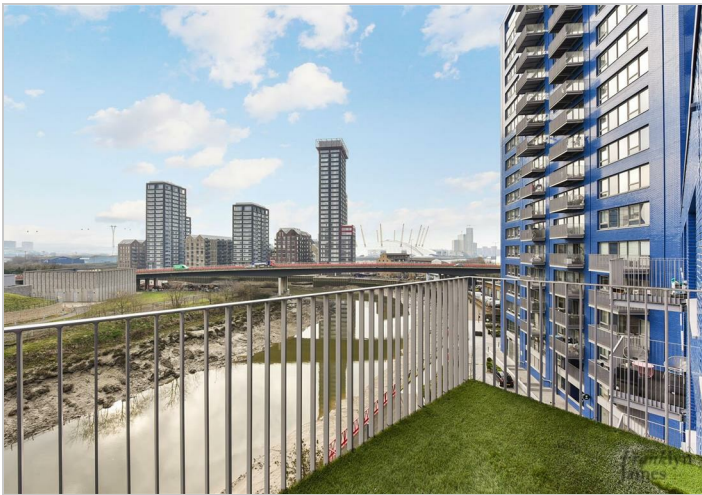
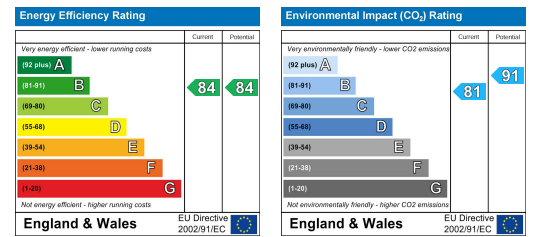
# Floor Plan



# Area Map



# Energy Efficiency Graph



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