

*Franklyn
James*



Hercules House, 18 Botanic Square, E14 0LH

£2,700 Per Calendar Month

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- 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)

EPC rating- B
Tax band- G



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.

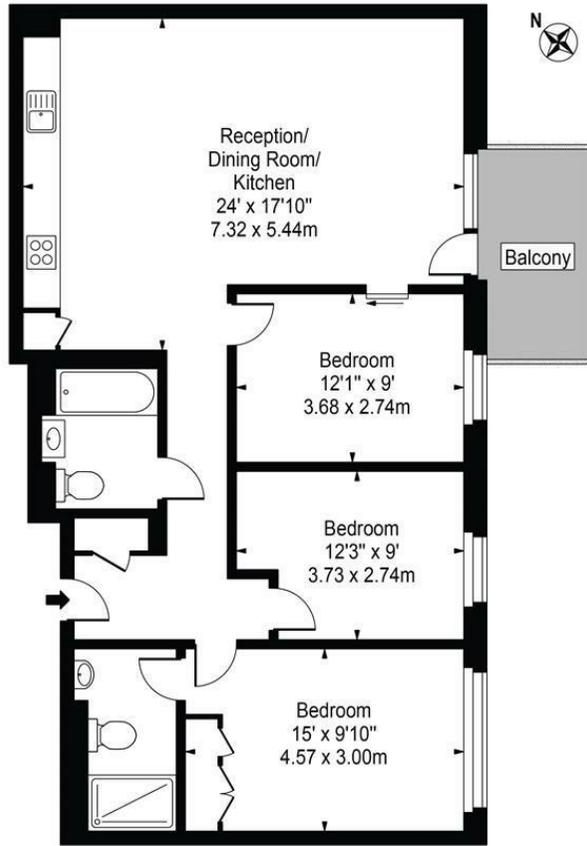
Residents of London City Island enjoy exclusive access to top-tier facilities, all included in the rent. These include a 24 hour concierge and onsite security, two fully equipped gyms, two swimming pools, sauna and a private cinema.

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.

Hercules House

Approx. Gross Internal Area 965 Sq Ft - 89.65 Sq M

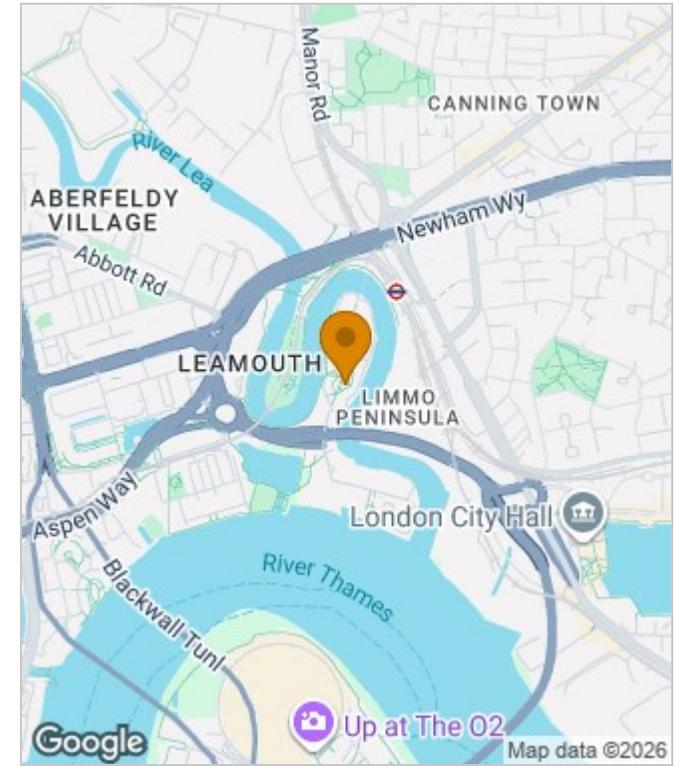


Fifth Floor

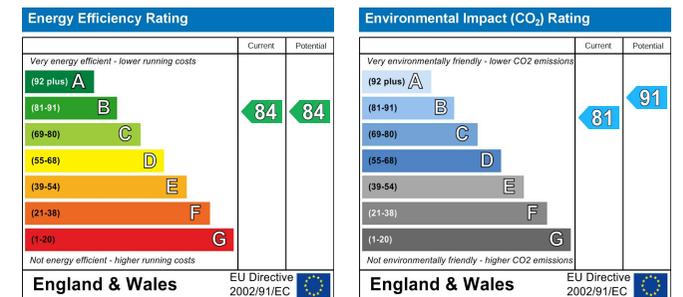
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Area Map



Energy Performance Graph



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