



Warton Road, E15 2JD  
£395,000

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# Warton Road, E15

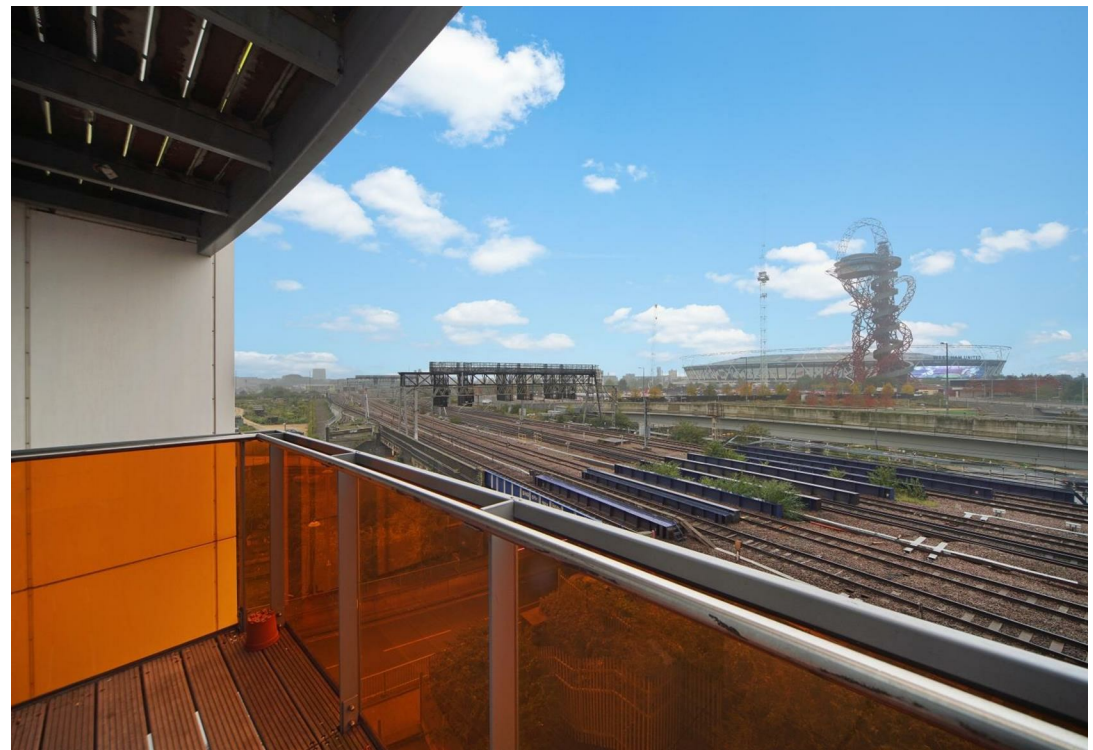
- Double Sized Bedroom
- 24 Hour Concierge
- Residents Gym
- Private Balcony
- EWS1 Available
- Key Phone Entry
- Furnished

Bright, modern, two bedroom, two bathroom flat in a popular Stratford development overlooking the Olympic Village. Tastefully finished to a high spec, the flat offers fully integrated kitchen, good sized reception and two balconies. Both bedrooms are doubles, with the master further benefitting from en-suite facilities and separate private balcony.

Icona Point is a well positioned development with 24hr concierge and a private gymnasium.

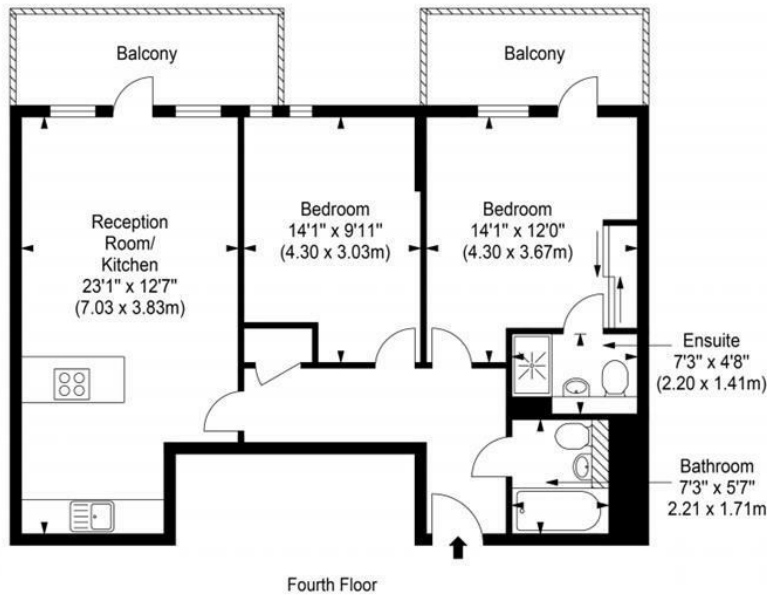
Pudding Mill Lane (DLR) and Stratford (central and main lines) stations are nearby, as are the world-class amenities of Westfield.





# Icona Point, Warton Road, E15 2JD

Approx. Gross Internal Area 758 sq ft - 70.43 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	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](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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