



## Icona Point, Warton Road, Stratford, E15

OIEO **£450,000** | Leasehold





# Icona Point, Warton Road, Stratford, E15



2 Bedrooms



2 Bathrooms



1 Reception



Full Length Balcony



24-Hour Concierge



Gymnasium



Local Amenities



0.7 MI Stratford

Beautifully presented two bedroom, two bathroom apartment in Icona Point, Stratford, E15. Comprising a spacious, dual-aspect living room with full height windows leading to a full length balcony with fantastic views towards Canary Wharf. A modern kitchen with integrated appliances and breakfast bar, wood flooring, floor to ceiling glazing, two good sized double bedrooms, master with fitted wardrobe and en suite plus additional storage and a tiled family bathroom. Residents benefit from a 24-hour concierge service, gymnasium and a secure car park space is available.

The development is located seconds from the Olympic Park and close to transport links including Underground, DLR and rail services along Central, Jubilee, DLR, Overground, TFL, c2c and Greater Anglia lines. This versatile transport hub is ideal for commutes into central London and the City. From this property Canary Wharf can be reached in as little as 15 minutes. Stratford is home to the Elizabeth Line services, which sees the journey to Canary Wharf reduced to just 8mins. It is also moments from the canal, providing a safe cycle route down to Canary wharf along the Limehouse Cut in a little over 15 minutes.

**Tenure:** Leasehold (109 years remaining)

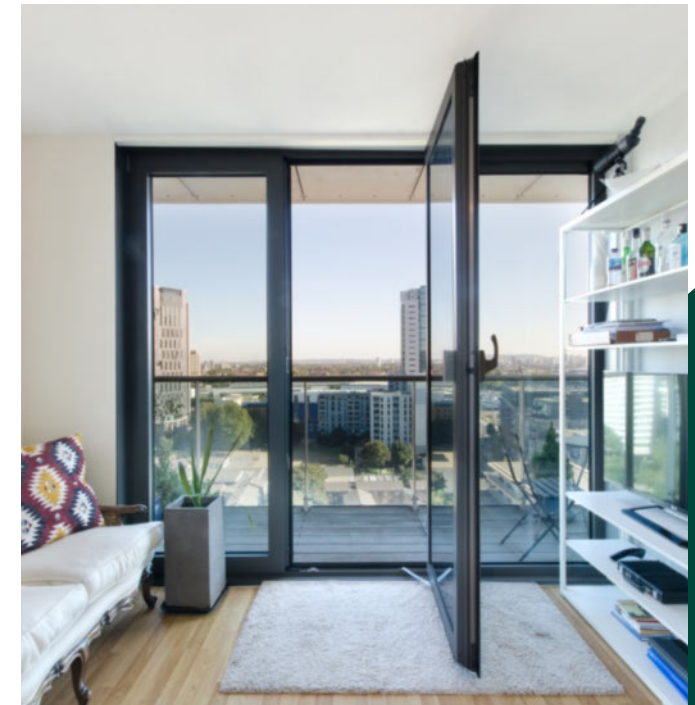
**Local Authority:** Newham London

**Ground Rent:** £250 p.a

**Council Tax Band:** D

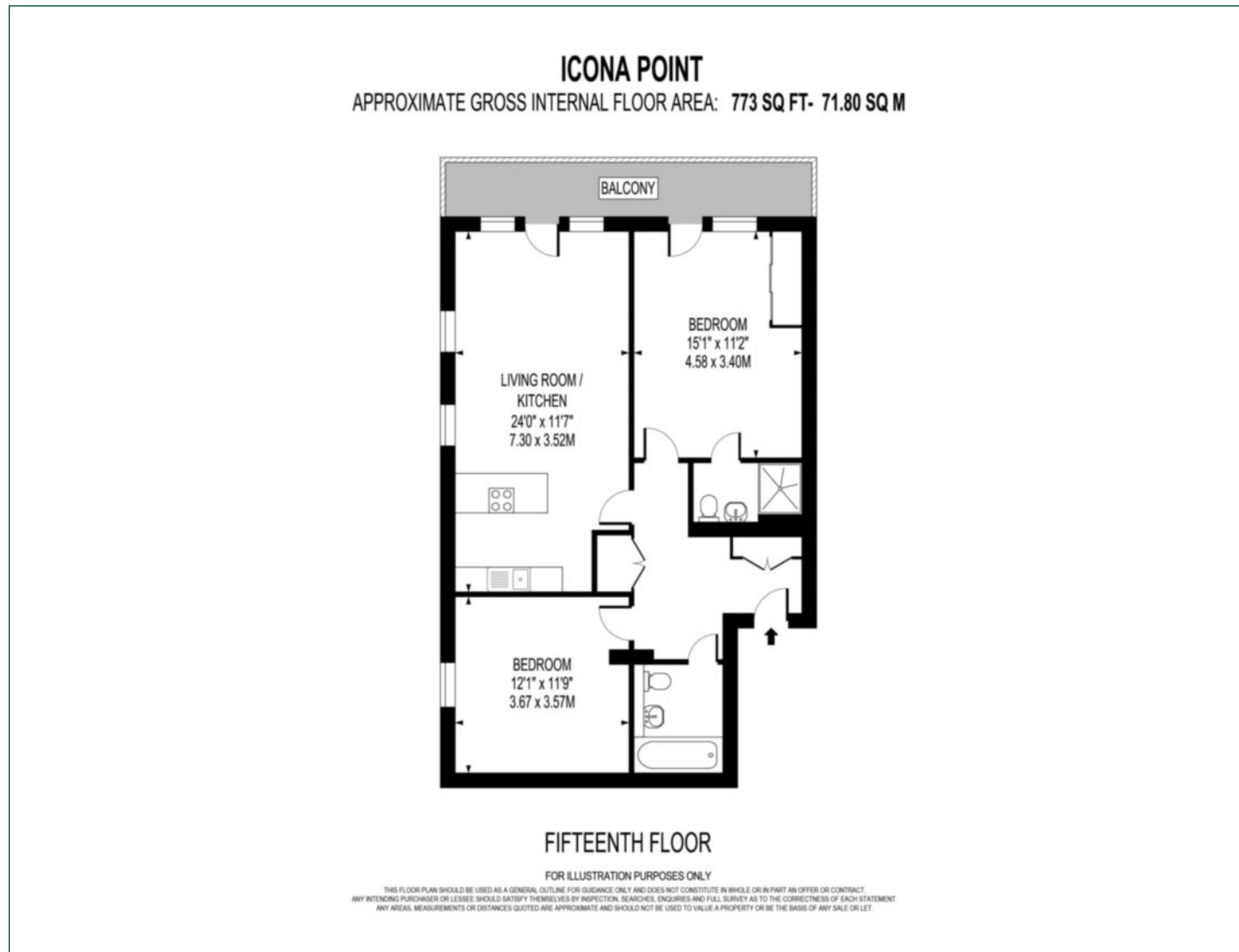
**Service Charge:** Circa £5,500 p.a

**EPC:** C



# Floorplan

773 sq ft | 71.8 sq m



## Canary Wharf

Horizon Building, 15 Hertsmere Road, London, E14 4AW

## Sales

020 7515 1001 | canarywharf.sales@chaseevans.co.uk

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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