



Icona Point, Warton Road, Stratford, E15 2LE

£320 Per Week

A 1 bedroom ninth floor apartment for rent within this very sought after development 'ICONA POINT' Stratford E15.

Open plan living room with fitted kitchen, access to terrace looking over the canal & great views of the City & the Olympic Park, fitted bedroom and modern bathroom suite.

Short walk to Stratford station and Westfield shopping center.

Comes furnished, residents gym and 24 hour concierge. PROPERTY AVAILABLE FROM 14.12.2021

WORKS DISCLAIMER- We have been advised that there is scaffolding erected on the building to carry out maintenance work. We are advised that the work will be completed January 2022, however completion of the works cannot be confirmed until nearer the time as the works progress.

ZERO DEPOSIT AVAILABLE ON THIS PROPERTY*

*Zero deposit is available via a third party company who charge a fee for their service. This scheme is further subject to references and the landlords final approval.

- Zero deposit available*
- Private Terrace
- Luxury Kitchen / Bathroom
- Available From 14.12.2021
- 1 Bedroom
- Canal & Canary Wharf Views
- Short Walk To Stratford Station
- Comes Furnished
- Gym & Concierge
- Short Walk to Westfield

Icona Point, Warton Road, Stratford, E15 2LE



GYM



RECEPTION ROOM



STRATFORD STATION



RECEPTION ROOM VIEW



WESTFIELD



KITCHEN

Icona Point, Warton Road, Stratford, E15 2LE



KITCHEN VIEW



BALCONY



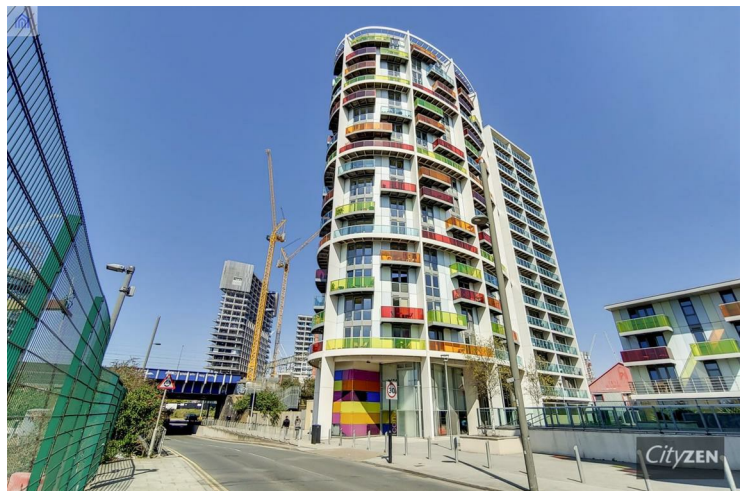
BEDROOM



BALCONY VIEW



BEDROOM VIEW



ICONA POINT

Icona Point, Warton Road, Stratford, E15 2LE



BATHROOM

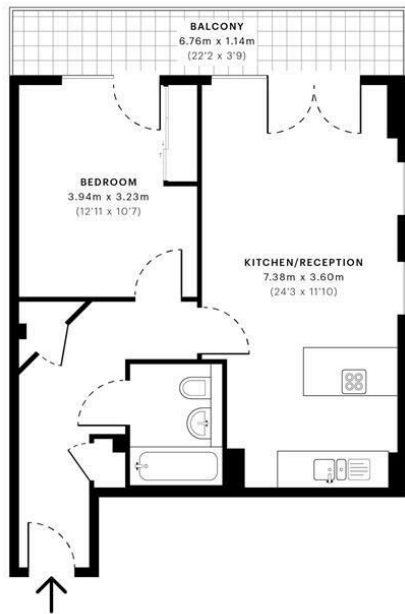
WESTFIELDS STRATFORD



OLYMPIC PARK



STRATFORD HIGH STREET DLR



— Ninth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
51.95 sqm / 559.19 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
50.02 sqm / 538.41 sqft

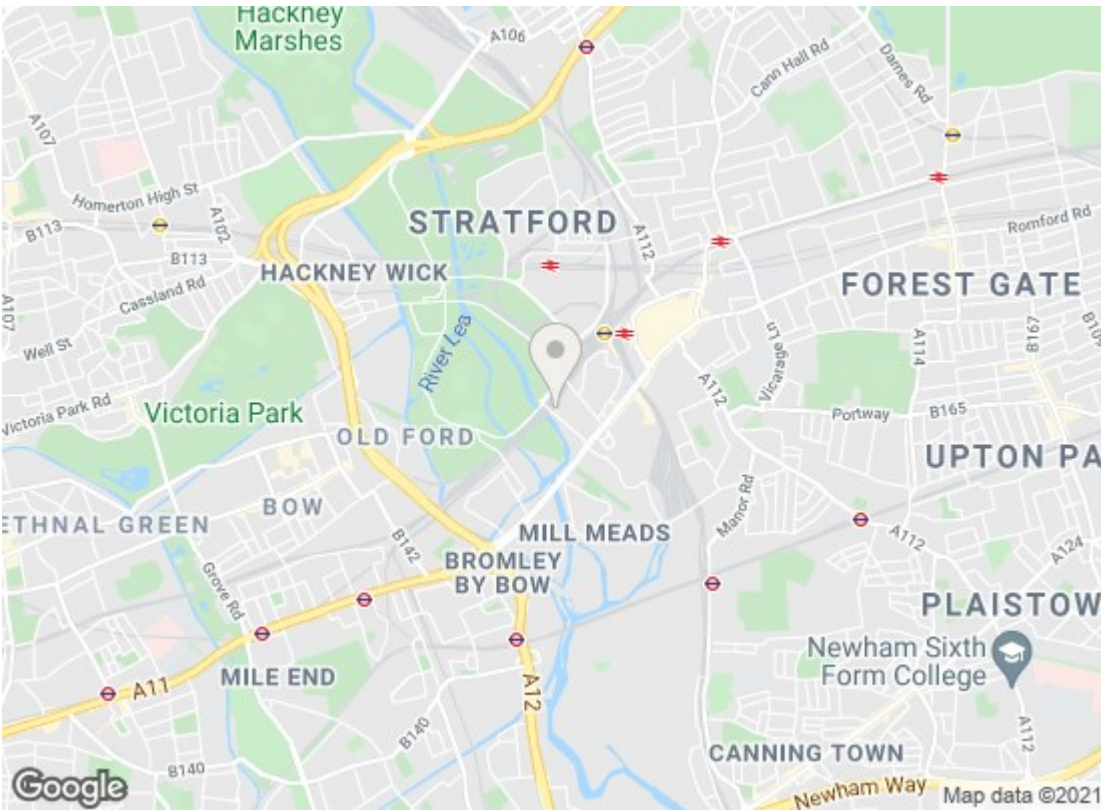
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.67 sqm / 82.96 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPRS 20 RESIDENTIAL: 60.10 sqm / 646.91 sqft
SPRS 20 COMMERCIAL: 58.55 sqm / 630.23 sqft
SPRS ID: 605c9baa25d3fcd0dcd8ca39



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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	76	75
(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		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.