



## Icona Point, Warton Road, London, E15 2LE

**£350,000**

A 12th floor one bedroom apartment for sale located within the very sought after 'Icona Point' development, Stratford E15.

Open plan reception room with access to a terrace offering great views over Canary Wharf and the Canal below, modern fitted kitchen, fitted double bedroom and a modern bathroom suite.

Residents gym and a 24 hour concierge.

Short walk to Stratford station and Westfield shopping center.

Chain free sale.

Service charge £2500 per annum

Ground rent £200 per annum

Lease: 110 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 'Icona Point' Stratford E15
- Residents Gym
- Great Views
- 12th Floor
- Walk To Westfield Shopping Centre
- 24hr Concierge
- 1 Bedroom
- Very short walk to Stratford station
- Chain Free Sale



## Icona Point, Warton Road, London, E15 2LE



BEDROOM



BATHROOM



BEDROOM



ICONA POINT



BEDROOM



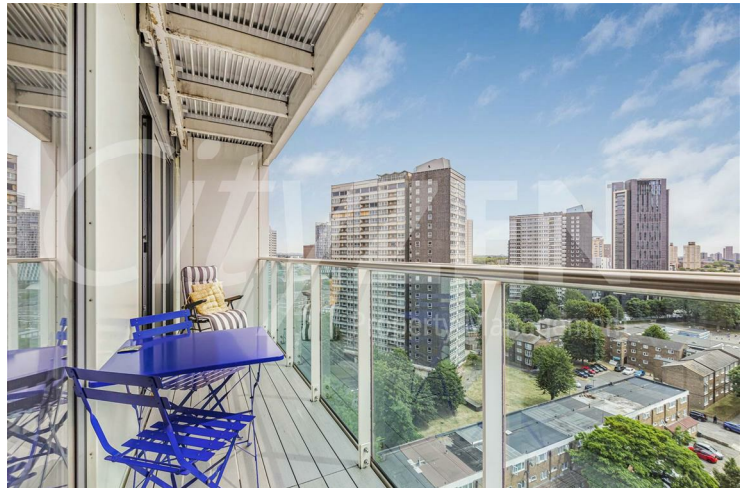
RECEPTION ROOM



## Icona Point, Warton Road, London, E15 2LE



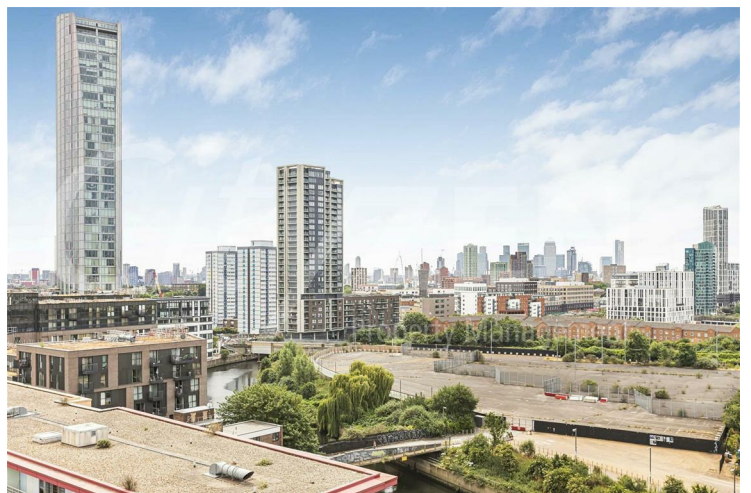
RECEPTION ROOM



BALCONY



KITCHEN



VIEW



KITCHEN



BALCONY

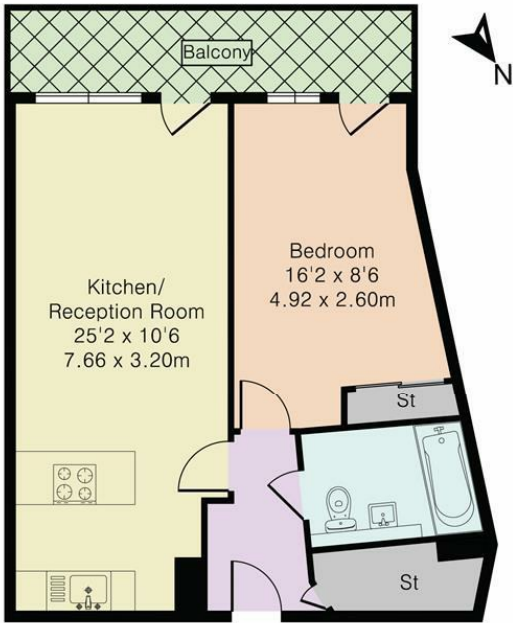
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RECEPTION ROOM



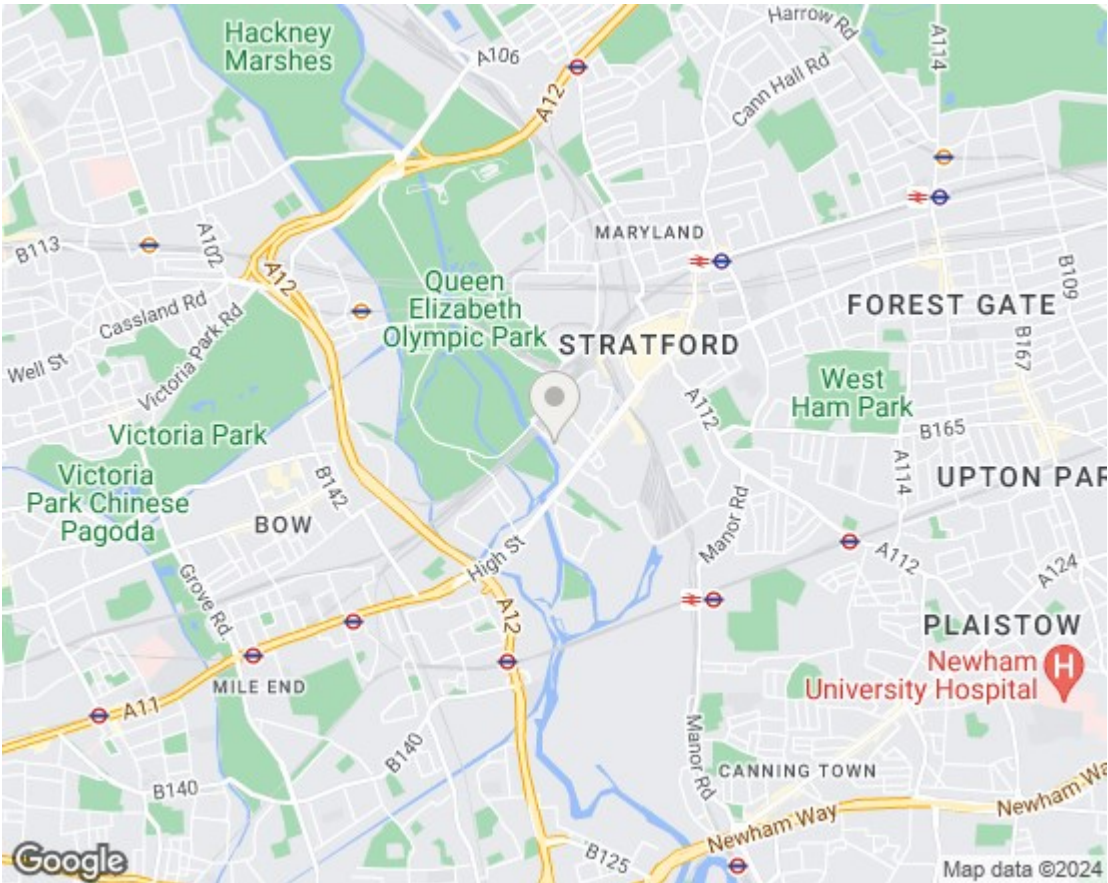
Approximate Gross Internal Area 533 sq ft – 50 sq m



Twelfth Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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		75
(81-91) B		
(69-80) C	76	
(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		

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.