



Icona Point, Warton Road, London, E15 2JD

£480 Per Week

A 2 double bedroom, 2 bathroom, 7th floor apartment within one of Stratford's most sought after developments 'ICONA POINT' E15.

Open plan living room with modern fitted kitchen, access to terrace with views across the communal gardens and Canary Wharf, very bright and airy throughout 2 double bedrooms and 2 luxury bathroom suites.

Icona Point benefits from 24 hour concierge and on site residents gym.

Very close to Stratford station and Westfield shopping center, with its host of bars, restaurants, shops and entertainment.

Comes furnished.

PROPERTY AVAILABLE FROM 06.12.2024

- 2 Double Bedrooms
- Furnished
- Short Walk To Westfield
- 2 Bathrooms
- On Site Residents Gym
- Available From 06.12.2024
- Terrace
- 24 Hr Concierge
- Short Walk To Stratford Station

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GYM



ICONA POINT



GYM VIEW



KITCHEN



CONCIERGE



KITCHEN VIEW

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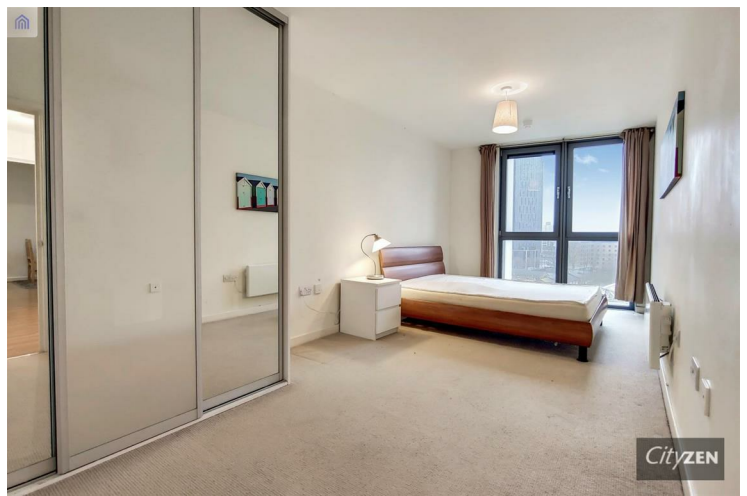
RECEPTION ROOM



BEDROOM 1 VIEW



RECEPTION ROOM VIEW 1



BEDROOM 1



RECEPTION ROOM VIEW 2



EN SUITE SHOWER ROOM

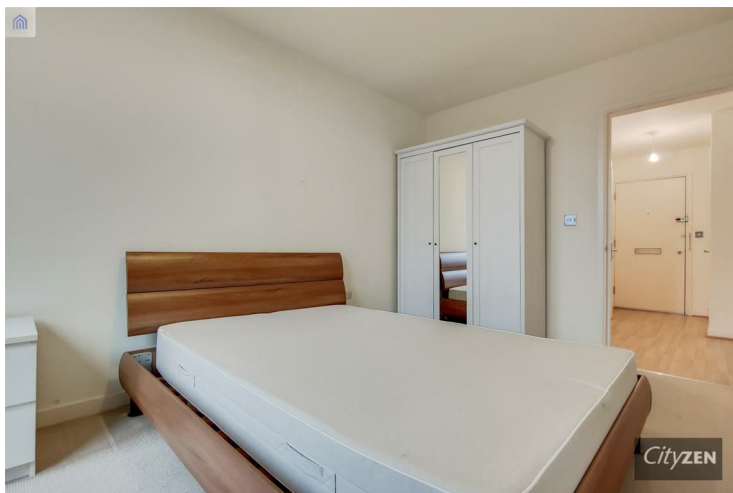
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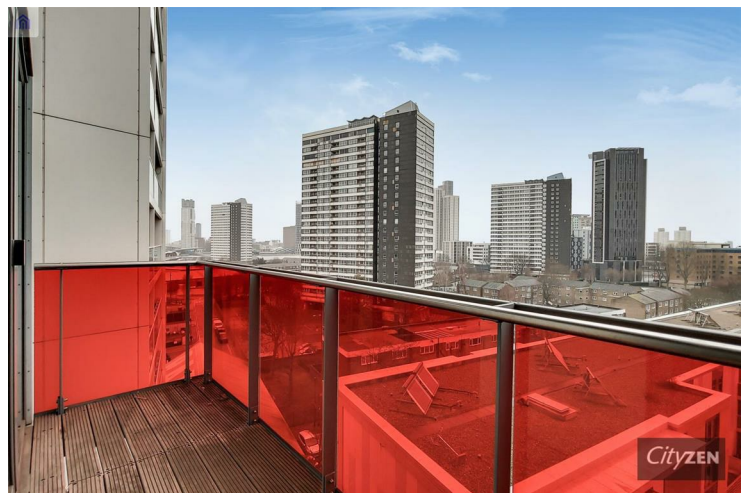
EN SUITE SHOWER ROOM VIEW



BATHROOM



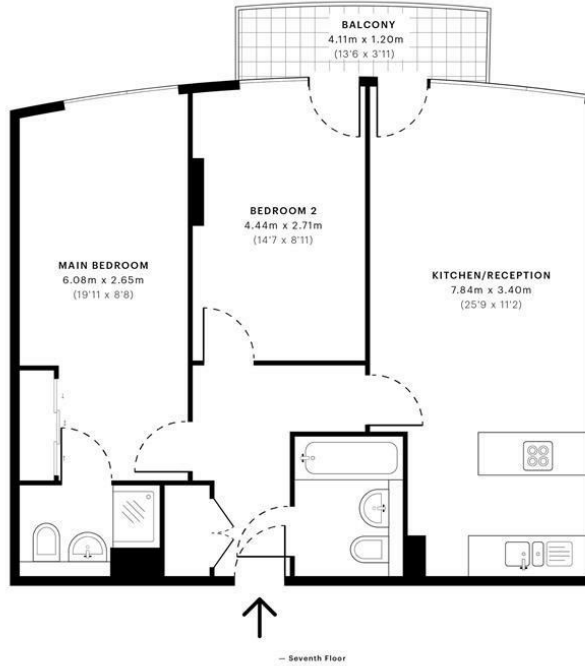
BEDROOM 2 VIEW



TERRACE



BEDROOM 2



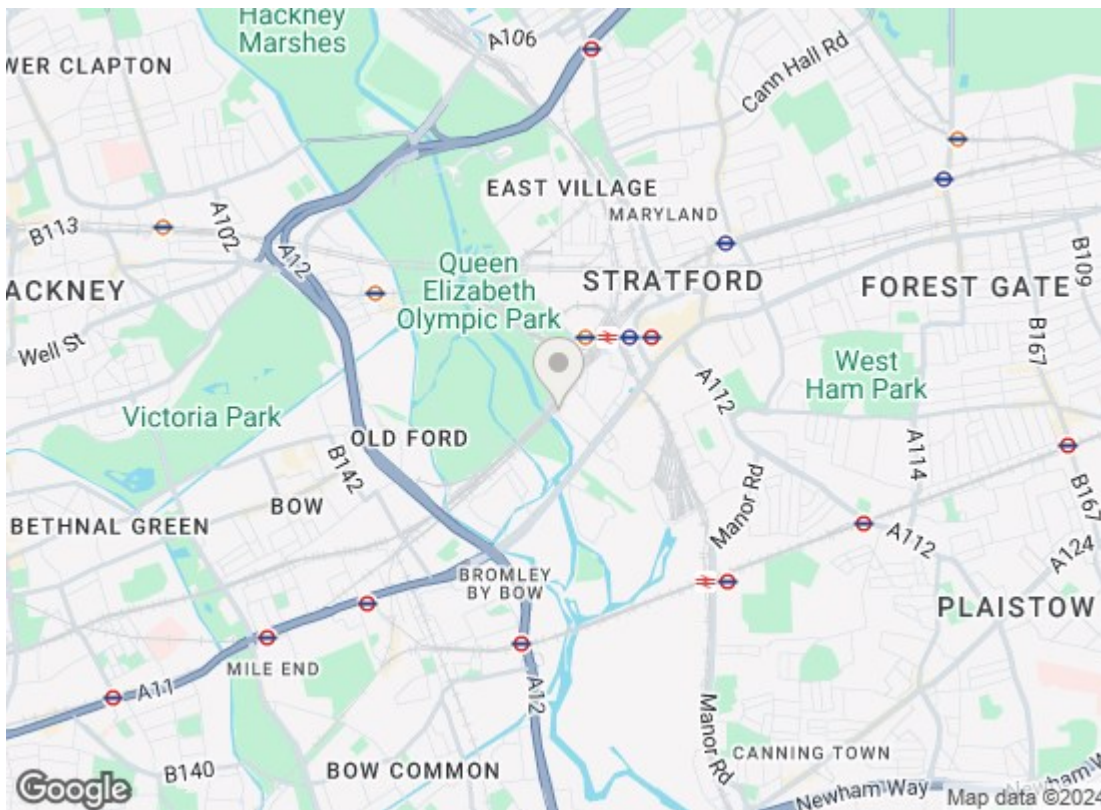
<p>GROSS INTERNAL AREA (GIA) The footprint of the property 67.99 sqm / 731.84 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes measurements of structural head height 65.18 sqm / 701.59 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 4.82 sqm / 51.88 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

RICS Certified Property Measurer

SPS Residential: 73.03 sqm / 786.09 sqft
SPS Commercial: 70.76 sqm / 761.55 sqft

SPS ID: 602aa7b6f65c8b0e304f0c0b



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.