



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

**£480 Per Week**

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

Situated on the 7th floor, 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 centre, with its host of bars, restaurants, shops and entertainment.

Comes furnished.

PROPERTY AVAILABLE FROM 07.07.2025

- 2 Double Bedrooms
- 2 Bathrooms
- Terrace
- Furnished
- On Site Residents Gym
- 24 Hr Concierge
- Short Walk To Westfield
- Available From 07.07.2025
- Short Walk To Stratford Station

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



GYM



ICONA POINT



GYM VIEW



KITCHEN



CONCIERGE



KITCHEN VIEW



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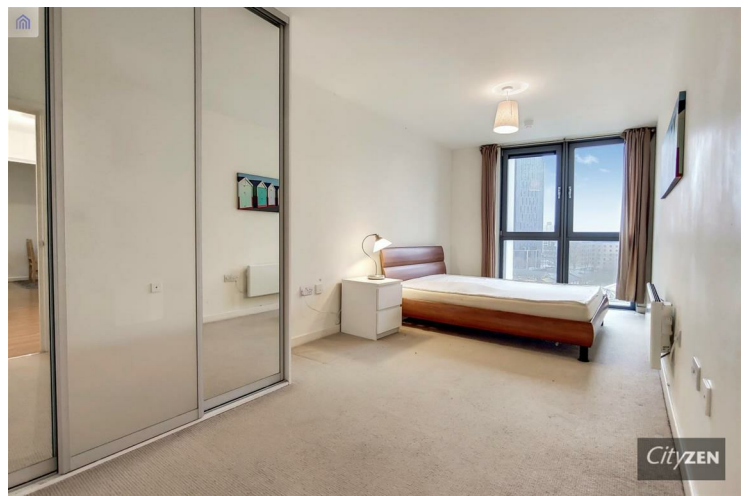
RECEPTION ROOM



BEDROOM 1 VIEW



RECEPTION ROOM VIEW 1



BEDROOM 1



RECEPTION ROOM VIEW 2



EN SUITE SHOWER ROOM

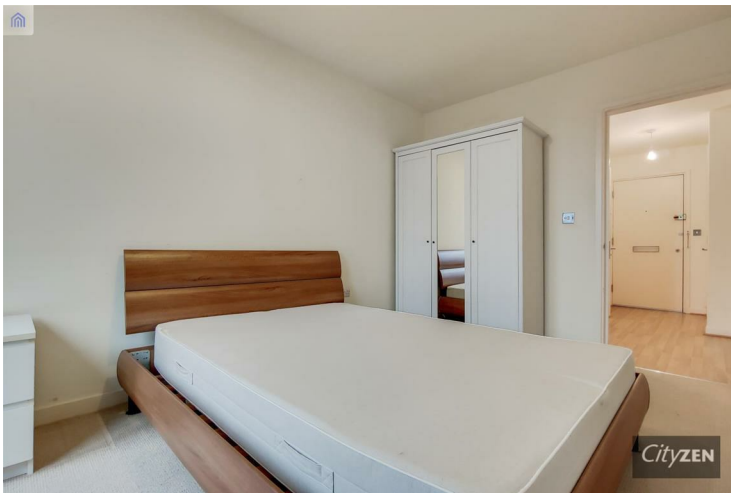
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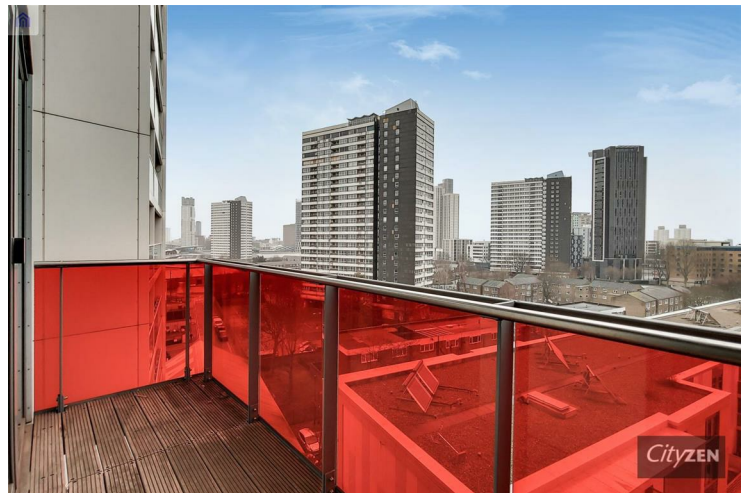
EN SUITE SHOWER ROOM VIEW



BATHROOM



BEDROOM 2 VIEW



TERRACE



BEDROOM 2





GROSS INTERNAL AREA (GIA)  
The floorplate of the property  
67.99 sqm / 731.84 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes staircases, restricted head height  
65.58 sqm / 707.59 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
4.82 sqm / 51.88 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. 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.

area residential 73.03 sqm / 786.09 sqft  
area commercial 70.78 sqm / 761.55 sqft  
area total 143.81 sqm / 1547.64 sqft  
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#### 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		
EU Directive 2002/91/EC		

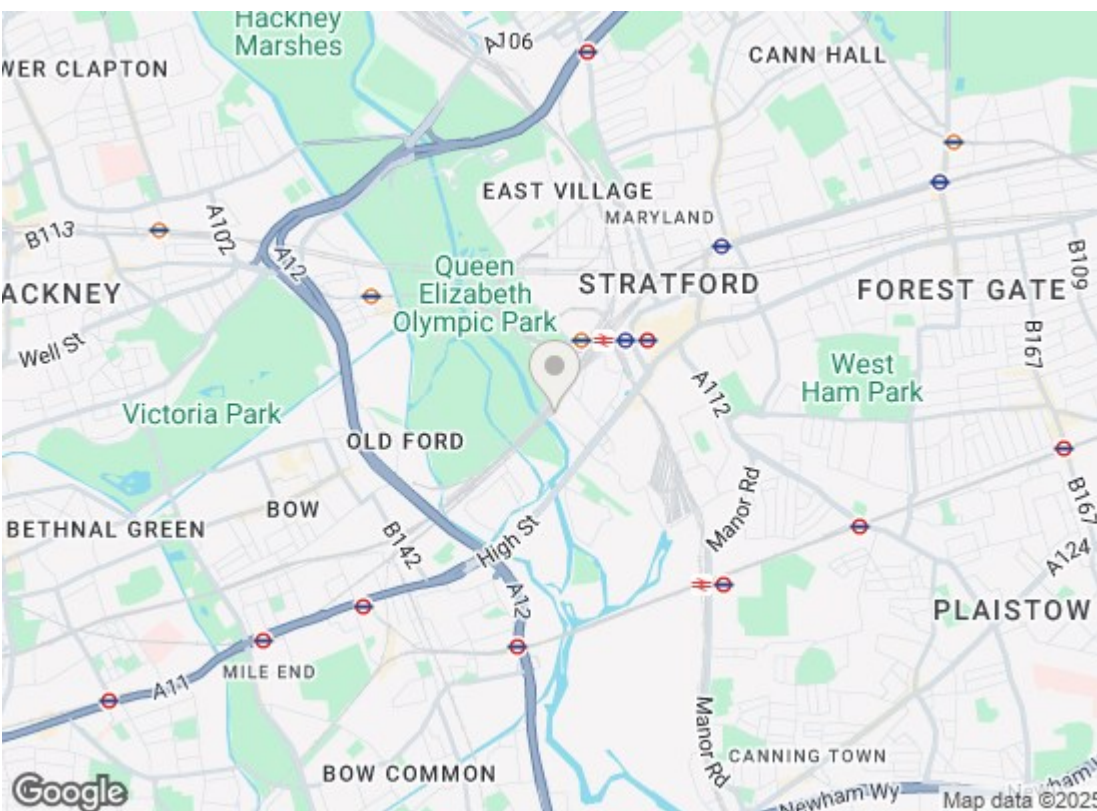
#### England & Wales

#### 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		
EU Directive 2002/91/EC		

#### 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.