



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

**£400 Per Week**

A very large 1 bedroom fourth floor apartment for rent within one of Stratford's most sought after developments' ICONA POINT' E15.

Open plan living room with modern fitted kitchen, access to terrace looking over the Olympic Park & Westfields shopping center, modern bathroom suite and fitted bedroom.

Conveniently located within a short walk of Stratford station, Westfield shopping center and The Queen Elizabeth Olympic Park.

The development benefits from a residents gym and 24 hour concierge.

Comes furnished.

PROPERTY AVAILABLE FROM 26.08.2025

- Very large 1 Bedroom Flat
- Terrace
- Modern Fitted Kitchen
- (61.87 sqm / 665.96 sqft)
- 24 Hr Concierge
- Canal & Canary Wharf Views
- Available From 26.08.2025
- Furnished
- Residents Gym
- Short Walk To Station

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



RECEPTION ROOM



BALCONY



KITCHEN



RECEPTION ROOM



BEDROOM



GYM

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



CONCIERGE



KITCHEN



RECEPTION ROOM



BEDROOM



KITCHEN



BATHROOM

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



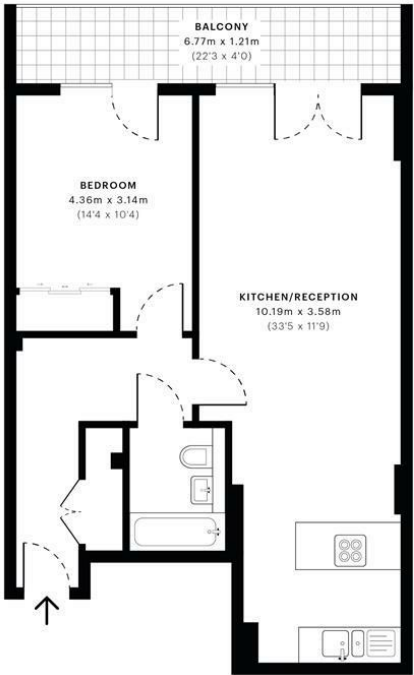
BATHROOM



ICONA POINT



IOCNA POINT



Fourth Floor

GROSS INTERNAL AREA (GIA)  
The floorplate of the property  
61.87 sqm / 665.96 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes voids and open ground level height  
59.58 sqm / 637.01 sqft

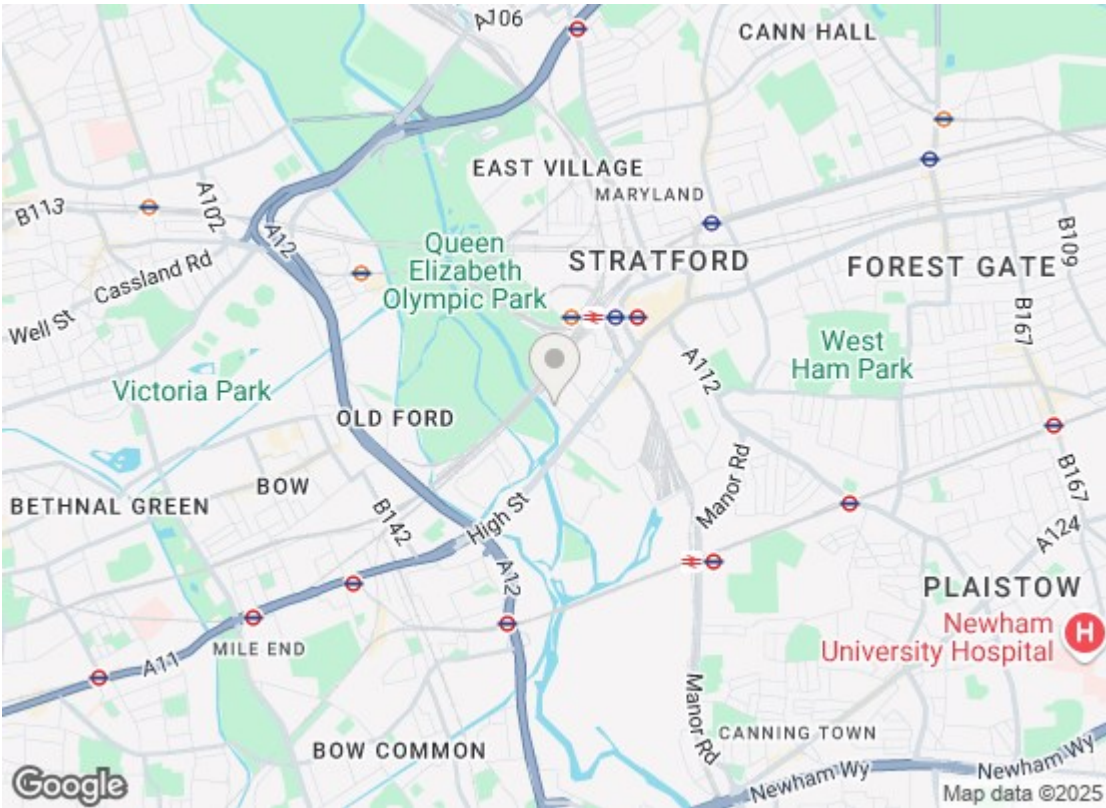
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
7.98 sqm / 85.90 sqft

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.

AREA OF RESIDENTIAL: 69.86 sqm / 751.97 sqft  
AREA OF COMMERCIAL: 67.44 sqm / 725.92 sqft  
SPEC ID: 5f75edf893cb20d8ee3a75f



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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 <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		
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.