



Warton Road Stratford E15 2JD

One Bedroom Apartment With Communal Gym & 24 HR Concierge Offers In Excess Of £336,000 - LH



A fantastic larger than average fifth floor apartment situated within the highly desirable Icona Point in Stratford.

This modern apartment benefits from a balcony with access from both the living room and the bedroom. The fully fitted open plan lounge/kitchen comprises of an integrated oven and hob, integrated dishwasher, space and plumbing for washing the machine and fridge/freezer (which the seller is happy to leave). The bedroom has full height fitted wardrobes with sliding doors and the hallway has a large storage cupboard. Additional benefits include an on-site 24h hour concierge and communal gym.

Situated within walking distance of Stratford and Stratford International Stations and Westfield shopping centre, this location offers various transport links into the city and is within 3 minute walk of queen Elizabeth Olympic Park.

The property has an EWS1 with an A2 Rating.

Entrance Via:



secure communal door to communal area - door to communal gym - stairs and lift ascending to fifth floor - door to:

Hallway:

generous storage cupboard housing water heater and consumer unit - wall mounted entry phone - wall mounted electric heater - power points - wood effect floor covering - doors to:

Bedroom:



double glazed window - fitted wardrobe - wall mounted electric heater - power points - double glazed door to balcony:

Bedroom:



Balcony



Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Balcony:



double glazed window - double glazed door to balcony - range of eye and base level units incorporating a one and a half bowl stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated dishwasher - space and plumbing for washing machine (seller will leave)- space for fridge/freezer (seller will leave) - splash backs - two wall mounted electric heaters - power points - partially tiled with remainder wood effect floor covering.

Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Open Plan Lounge/Kitchen:



Bathroom:



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Communal Gym:



Additional Information:

The lease has 107 Years remaining.

The current service charge is £2956.00 per annum and is reviewed yearly.

The ground rent is £200.00 per annum.

Council Tax London Borough of Newham Band C.

Parking: No parking is available

An Ofcom online search shows that there is likely outdoor voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone. It also states that indoor voice and data coverage is limited with EE and Three and is likely with O2 and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has mains electric, mains water, mains sewerage and is heated via electric heaters.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Knight Richardson Solicitors £200.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

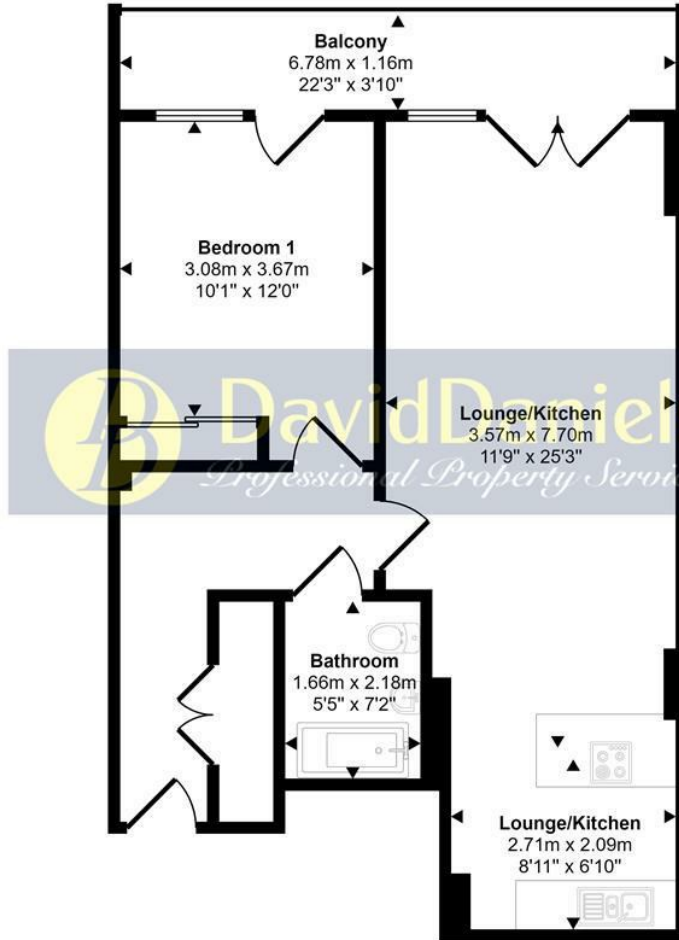
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Viewing

To view this property please call us to make an appointment on 020 8555 3521.



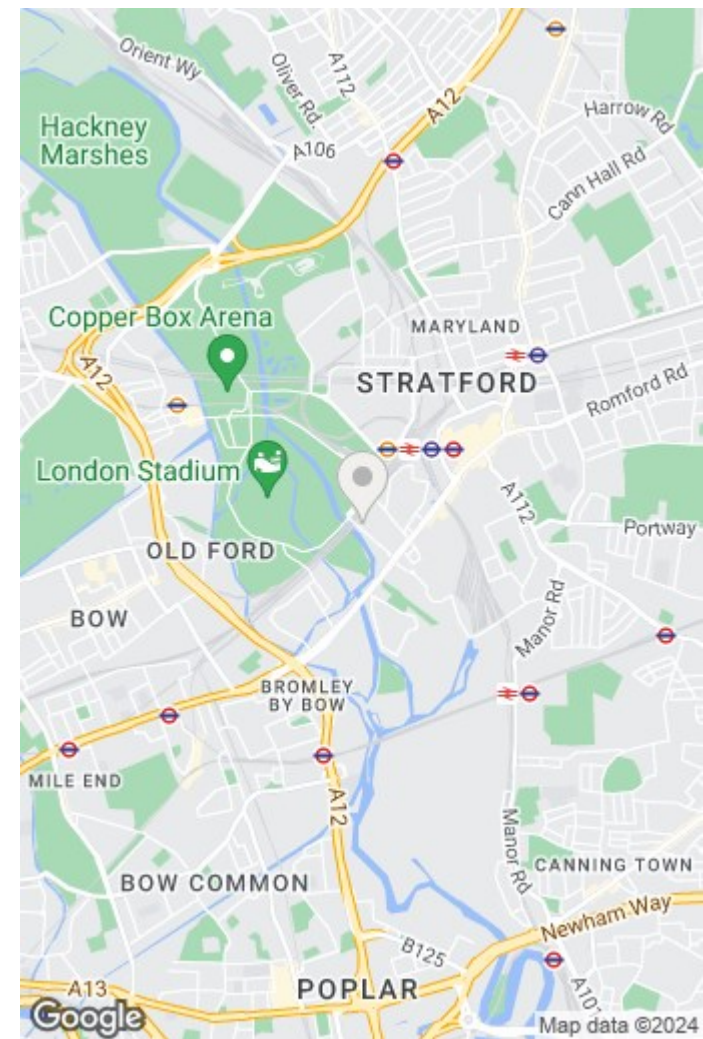
Approx Gross Internal Area
61 sq m / 658 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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			
England & Wales		81	85
		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	



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