



Azura Court, Warton Road, London E15 2JS

Third Floor Flat With A Private Dual Access Balcony, Gym And Concierge

£320,000 L/H

This beautifully presented one-bedroom apartment in Azura Court offers an excellent balance of modern living and everyday convenience. Extending to approximately 517 square feet, the third-floor flat features a thoughtfully designed open-plan kitchen and reception area, stretching an impressive 24 feet in length.

The contemporary kitchen is fitted with premium appliances, including a Samsung fridge/freezer, Hisense dishwasher, and Bosch oven and hob, making it perfectly suited to home cooking and hosting alike.

Upon entering, a welcoming hallway leads to a useful storage cupboard housing a Megafluo water heater, newly installed in April 2025, ensuring an efficient and reliable hot water supply. The master bedroom provides a calm and comfortable retreat, complete with a luxurious wool loop pile carpet and a built-in wardrobe.

A particular highlight of the property is the generous dual-access balcony, accessible from both the reception room and the bedroom. South-west facing, it enjoys distant city views and provides a wonderful space to unwind.

Residents of Azura Court benefit from 24-hour access to the well-equipped communal gym and concierge service at Icona Point. The location is exceptional, just a short walk from the Olympic Park and Stratford Station, offering superb transport connections across London. On street parking available- subject to acquiring a permit from the local council. The seller previously held a resident parking permit (2014–2022). Parking permits are subject to local authority approval and eligibility. Buyers should make their own enquiries prior to exchange of contracts.

For added reassurance the building holds an EWS1 certificate with a B1 rating. The property is offered chain-free, and the sellers are open to including furniture to support a smooth transition for the new owner.

This apartment represents a fantastic opportunity to secure a stylish and well-located home in one of East London's most dynamic neighbourhood.



Entrance

communal door to communal lobby - stairs and lift ascending to third floor - door to:

Hallway

storage cupboard which houses the consumer unit and the megafluo water heater which was fitted in April 2025 - wall mounted electric heater - wood effect floor covering - doors to:

Open Plan Kitchen/ Reception

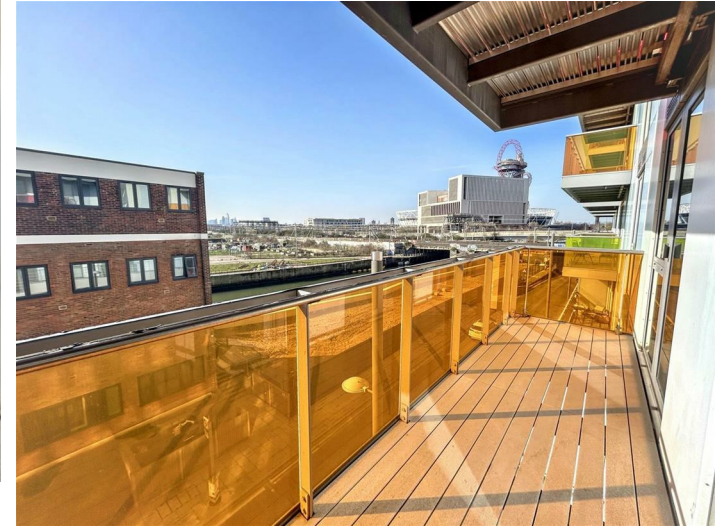


double glazed window with individual black out blinds - ceiling mounted chimney hood extractor fan - range of eye and base level units incorporating a one and a half bowl Franke sink with mixer taps and drainer - built in Bosch oven with four point hob - integrated washer/dryer - integrated Hisense dish washer - Samsung fridge/freezer (which will be staying) - tiled splash backs - wall mounted electric heater - power points - partially tiled floor covering with remainder wood effect floor covering - double glazed door to balcony.



Balcony

17'4" x 4'2" (5.30m x 1.29m)



Bedroom



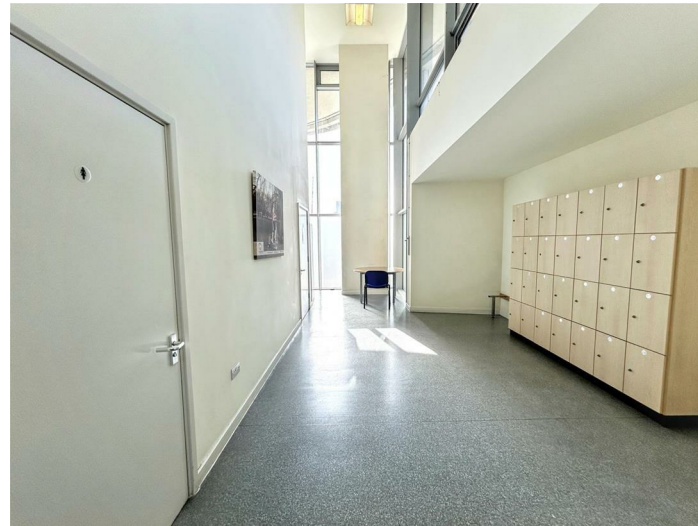
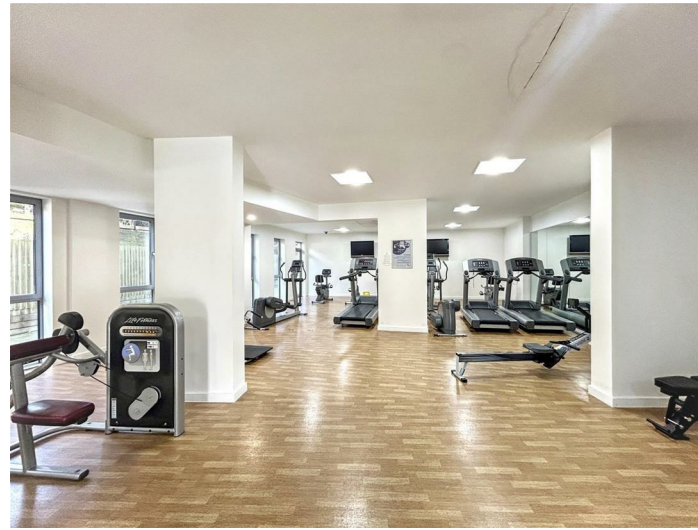
double glazed window with individual black out blinds - built in wardrobe - wall mounted electric heater - power points - wool loop pile carpet to remain - double glazed door to balcony.

Bathroom



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

Communal Gym



Additional Information:

The lease has 106 Years remaining. 125 Years from 1st July 2007.
The current service charge is £1,965.00 per annum and is reviewed yearly.
The ground rent is £200.00 per annum. The ground rent is reviewed as follows - £200 per year for the first forty years of the term. £400 per year for the next forty years of the term. £600 per year for the remainder of the term.
Council Tax London Borough of Newham Band C.

Parking: On Street, subject to acquiring a permit from the local council. The seller previously held a resident parking permit (2014–2022). Parking permits are subject to local authority approval and eligibility. Buyers should make their own enquiries prior to exchange of contracts.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.
O2 & Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Three: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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 wall mounted electric heaters.

The title register states the following:

- 3 (16.04.2008) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (16.04.2008) The title includes any legal easements referred to in clause LR.II.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 2 (16.04.2008) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the applicant for registration or his conveyancer that the provisions of clause 4 (15) of the registered lease have been complied with.

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

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:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

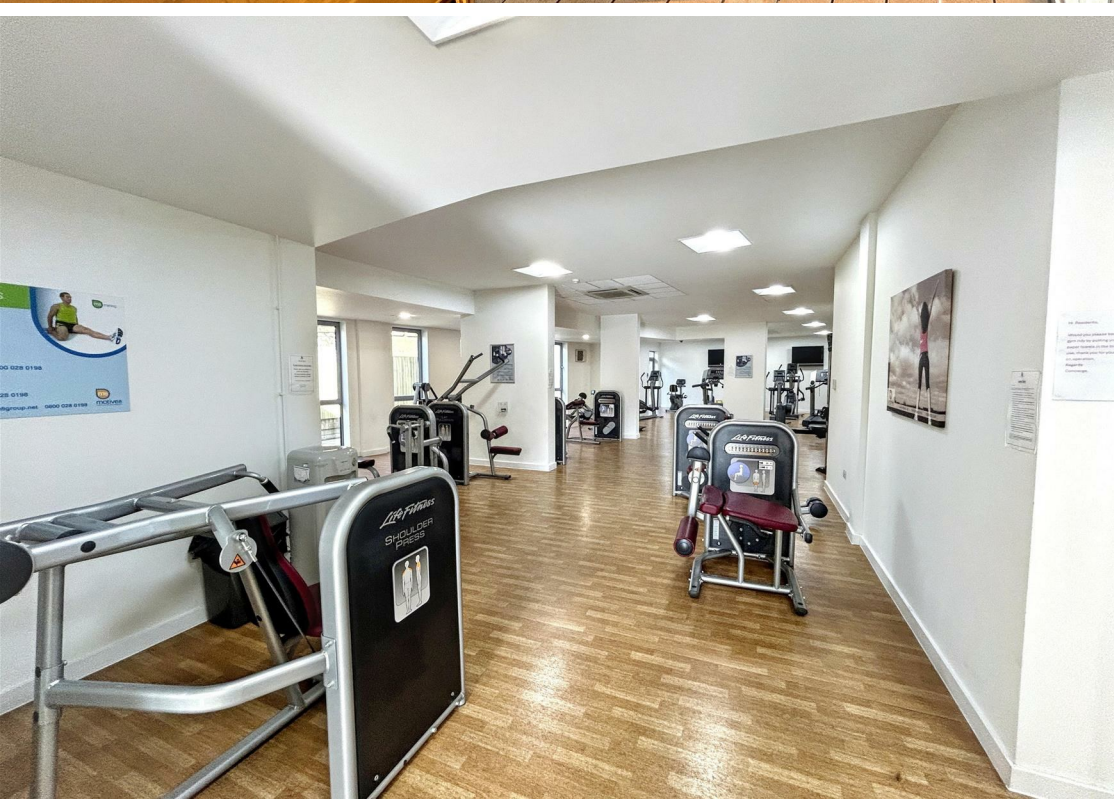
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

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

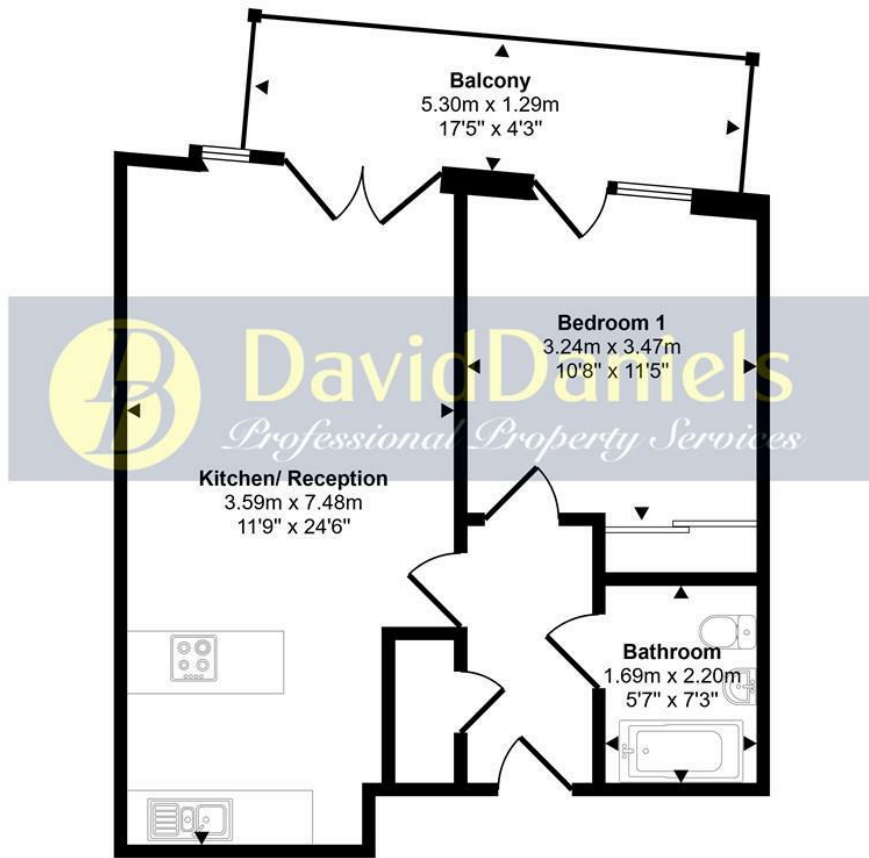
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.



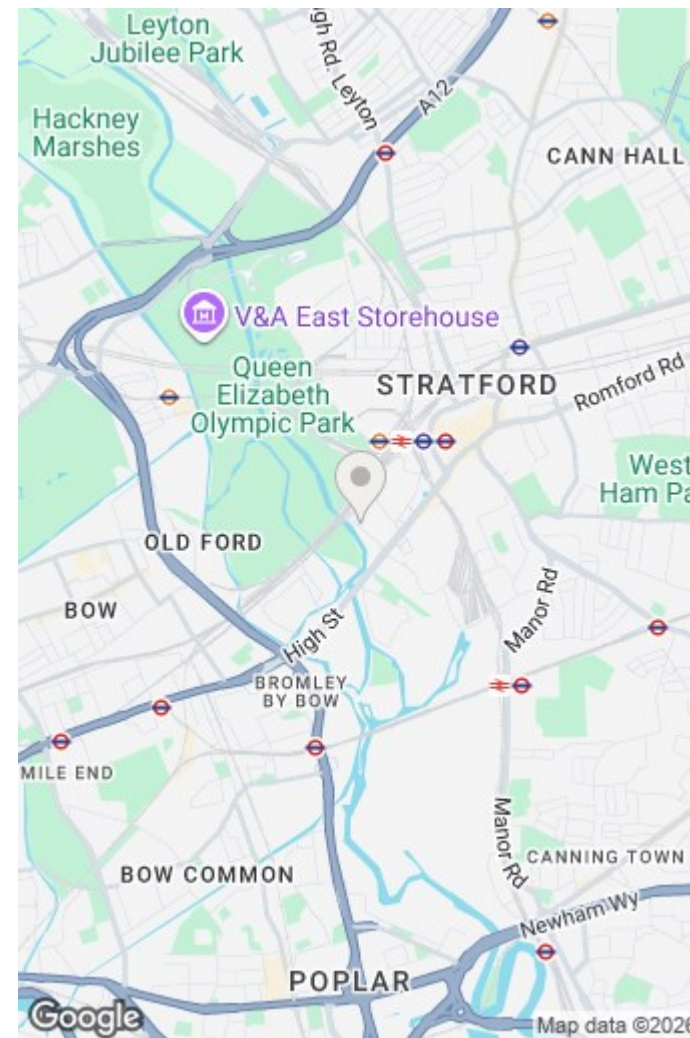
Approx Gross Internal Area
48 sq m / 517 sq ft



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.

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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			
		82	86
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	



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