



HUNTERS[®]

HERE TO GET *you* THERE

Icona Point, Warton Road, London, E15 2JD | Guide Price £290,000 - £320,000

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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Welcome to this charming flat located on Warton Road in the vibrant area of Stratford, London. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The flat comprises one well-appointed bedroom, providing a comfortable retreat after a long day. The bathroom is conveniently designed to meet all your needs.

Situated in a prime location, this flat offers easy access to the renowned Westfield Shopping Centre, where you can indulge in a variety of shops, restaurants, and entertainment options. For those who enjoy the outdoors, the nearby Olympic Park provides a beautiful green space for leisurely strolls, picnics, and recreational activities.

Transport links are excellent, with the Crossrail and Elizabeth Line stations within close proximity, ensuring swift and convenient travel across London and beyond. This property is ideal for professionals, couples, or anyone looking to enjoy the dynamic lifestyle that Stratford has to offer.

In summary, this flat on Warton Road presents a wonderful opportunity to live in a thriving area with a wealth of amenities and excellent transport connections. Don't miss your chance to make this lovely flat your new home.

COMMUNAL VIDEO ENTRY SYSTEM

FOYER

Concierge with waiting area, access to communal gym, lifts and stairs to second floor.

OPEN PLAN KITCHEN/LIVING AREA

26'3" x 12'3"

Very spacious open plan living/kitchen area with floor to ceiling window that fills this room with fantastic natural light, access to full width balcony with views of Canary Wharf, wood effect laminated flooring.

OPEN KITCHEN

Fully fitted kitchen with a range of wall and base units, rolling worktop with one and half bowl sink and mixer tap.

BEDROOM

17'3" x 9'9"

Spacious bedroom with floor to ceiling window that fills this room with great

natural light, double glazed door leading to balcony, carpet flooring, power points.

BATHROOM

Three piece suite comprising of panelled bath with mixer tap and shower attachment, low flush w.c, vanity sink, heated towel rail, tiled flooring.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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