



For Sale

Flat

Icona Point, | London | E15

Offers Around **£399,950** | Leasehold

1 Reception | 2 Bedroom | 2 Bathroom

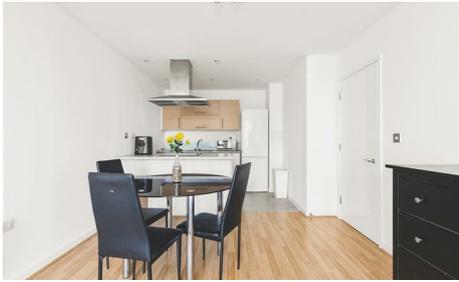
- Two Well-Sized Bedroom flat located on the 14th floor
- Ideal as a Home or Investment
- Amazing Transport Links
- 24-Hour Concierge
- One Parking Slot comes with the Flat
- Well Sized Balcony overlooking Queen Elizabeth Olympic Park
- Located near Stratford Shopping Centre and other amenities
- Council Tax Band | London Borough of Newham | D
- EPC | B

FREEDOM TO MOVE



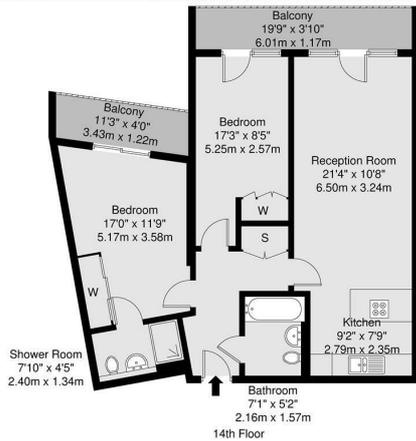
Hawks





Icona Point, Warton Road, E15

GROSS INTERNAL AREA
72.2 sq m / 777 sq ft



GROSS INTERNAL AREA (GIA)
72.2 sq m / 777 sq ft

TOTAL STORAGE SPACE
2.9 sq m / 31 sq ft

EXTERNAL FEATURES
11.2 sq m / 120 sq ft

RESTRICTED HEAD HEIGHT
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Hawks Estate Agents welcomes this beautifully presented two-bedroom flat in Stratford offering modern living with stunning 14th-floor uninterrupted views of the Queen Elizabeth Olympic Park and the city.

The open-plan layout features a contemporary kitchen, a bright living area, and floor-to-ceiling windows throughout. The two private balconies are accessible from the lounge and both bedrooms. The primary bedroom includes an en-suite bathroom, while the second bedroom shares a family bathroom with a full-size bath.

Located in the Icona Point development, the flat benefits from one parking slot & amenities like a 24 hours concierge, resident's gym, and lift access.

Stratford's vibrant area offers Westfield shopping centre, trendy bars & restaurants as well as excellent transport links connecting to the London Underground, Overground, DLR, and Elizabeth Line.

Service Charge=£3,215.28 p.a.
Ground Rent=£250 p.a.

EPC | B
Council Tax | London Borough of Newham | D

Please call us - 0203 002 6769 to arrange a viewing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks

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