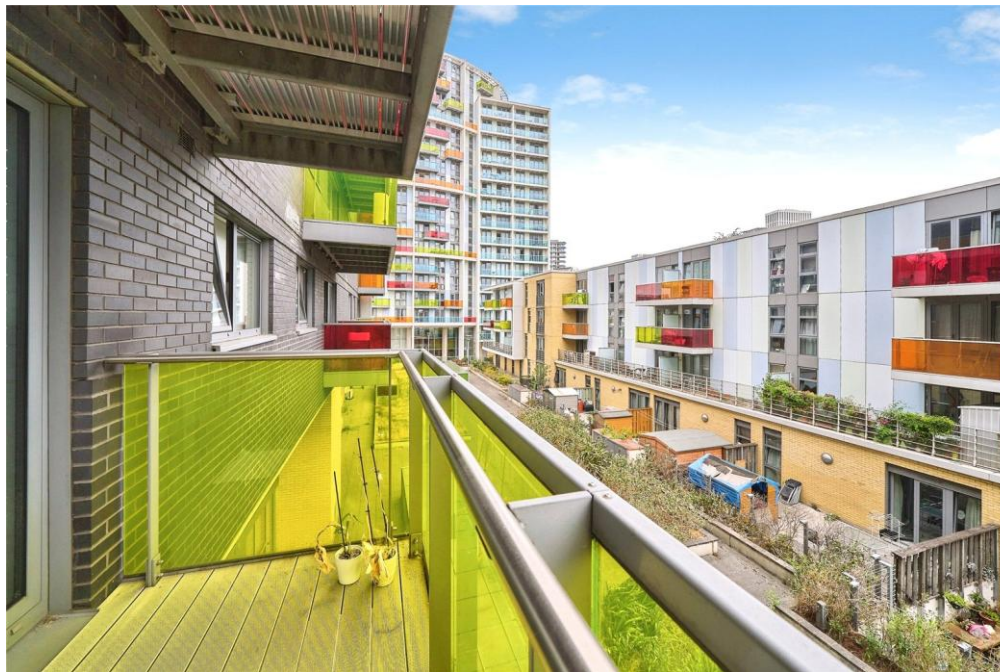




Warton Road, LONDON, London

Asking Price: £250,000

Bairstoweves







Situated within the Azura Court development, this impressive one-bedroom apartment enjoys a peaceful courtyard-facing aspect, set away from the road and offering a quiet and tranquil living environment.

The property is beautifully presented throughout and features a bright and spacious open-plan kitchen/reception room, providing an excellent space for both relaxing and entertaining. The generous double bedroom benefits from fitted wardrobes, while the contemporary three-piece bathroom suite is finished to a modern standard. Further advantages include ample storage space and a well-maintained interior ready for immediate occupation.

Residents of Azura Court benefit from a range of excellent amenities, including a 24-hour concierge service shared with the neighbouring Icona Point development and access to a residents' gym. Underground parking is available to rent through the concierge service, subject to availability.

The location is superb, with Queen Elizabeth Olympic Park just a short walk away, alongside the London Aquatics Centre and the extensive shopping, dining and leisure facilities of Westfield Stratford City. Stratford High Street and Pudding Mill Lane DLR stations are within easy reach, providing swift links to Canary Wharf, while Stratford Station and Stratford International offer a wide range of transport connections across London and beyond.





Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£2,000**

Years Left on Lease: **106**

Ground Rent: **£250**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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