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# Pioneer Court, Hammersley Road E16 1UF



Guide Price £400,000- £425,000

Located in the vibrant area of Canning Town, this delightful flat on Hammersley Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a stylish urban retreat.

The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. Natural light floods the area, creating a warm and inviting atmosphere. The two bathrooms add a touch of luxury and practicality, ensuring that morning routines run smoothly for all residents.

Canning Town is known for its excellent transport links, making it easy to access central London and beyond. Residents can enjoy a variety of local amenities, including shops, cafes, and parks, all within a short distance.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
plaistow@hunters.com | www.hunters.com



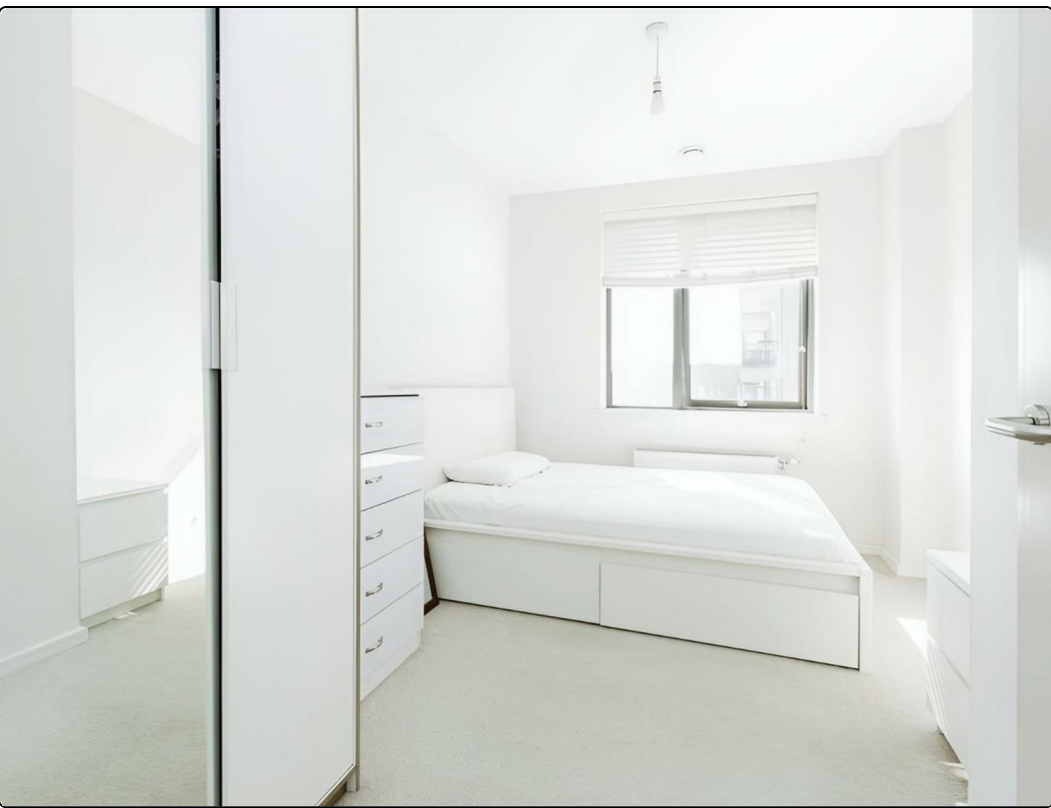
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## KEY FEATURES

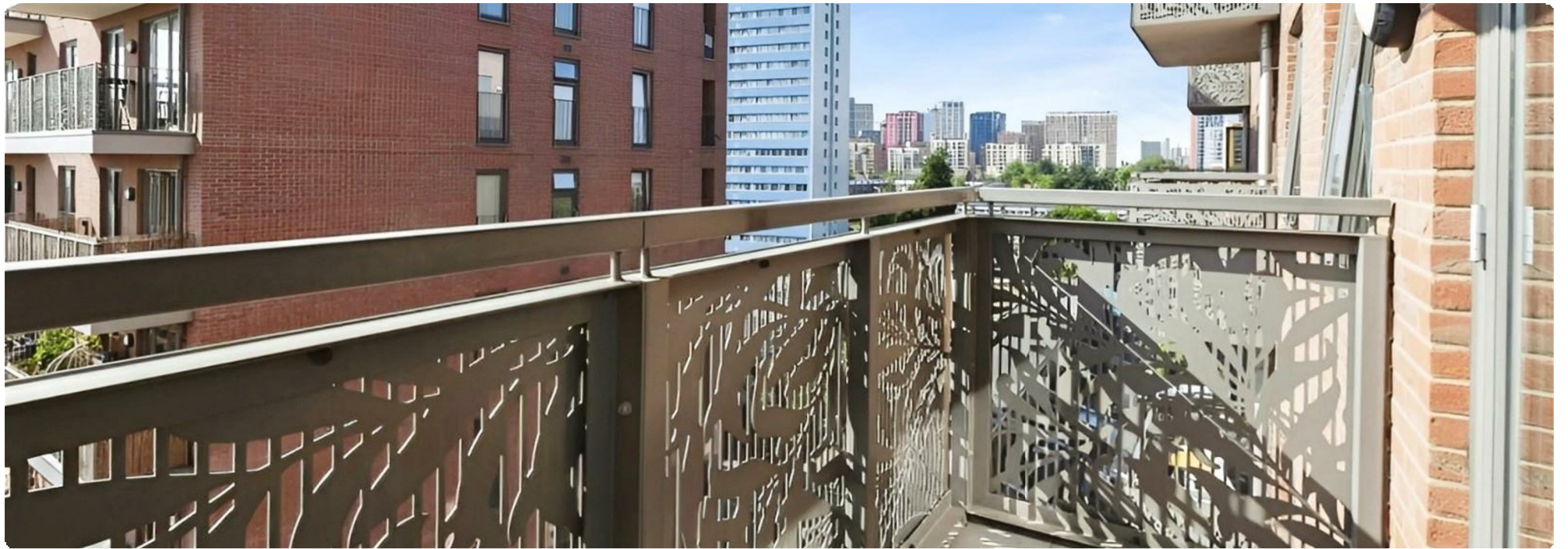
- GUIDE PRICE £400,000- £425,000
  - Two Double Bedrooms
  - Ensuite to Bedroom One
  - Bathroom
- Open Plan Living/ Dining/ Kitchen
  - Balcony
- Great Transport Links
- Fifth Floor Apartment
  - Secure Parking









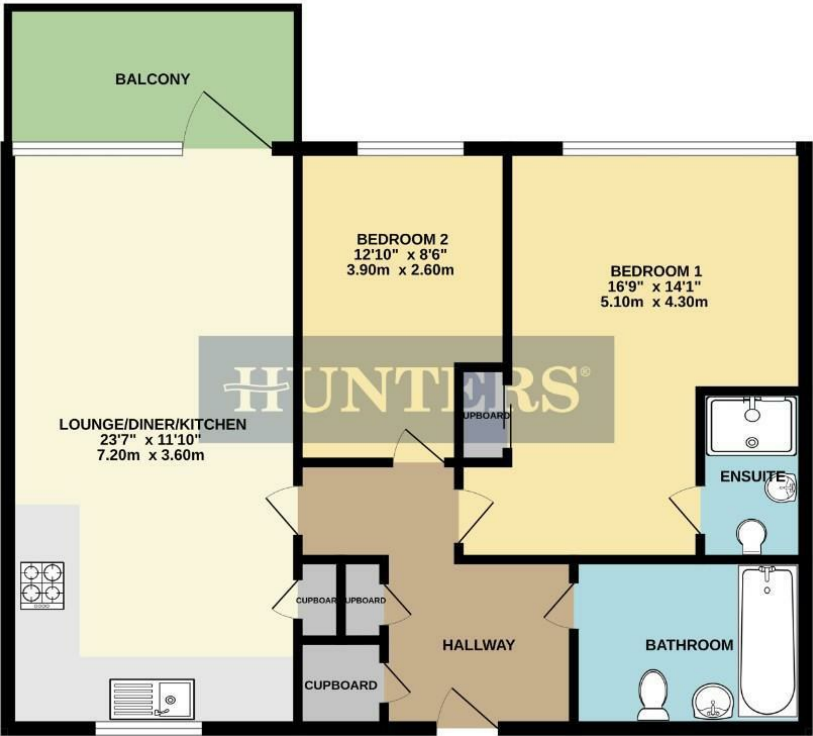




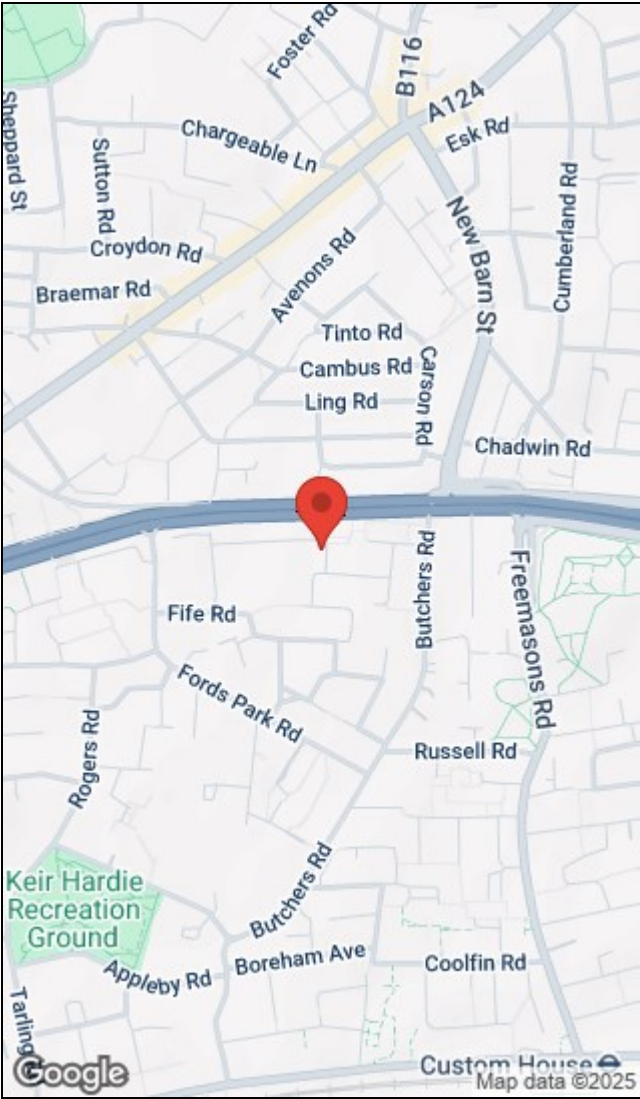




GROUND FLOOR



While 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 misstatement. 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.  
Made with Metropac i2025.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
85		85			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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