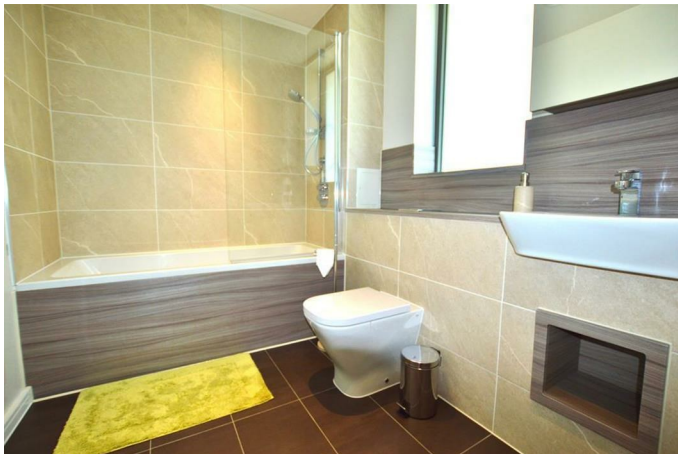
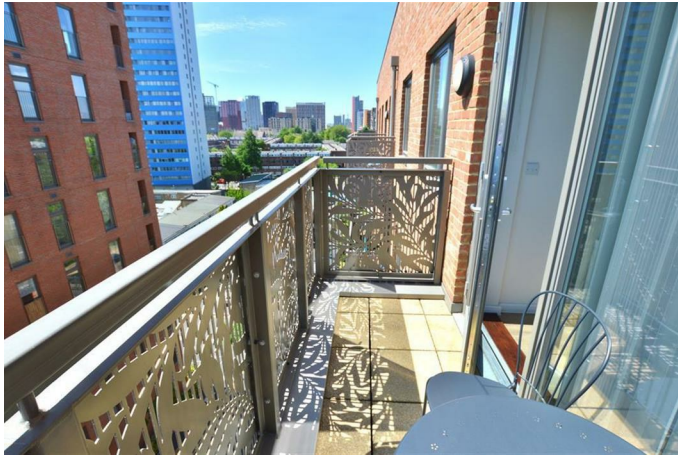




HUNTERS[®]
HERE TO GET *you* THERE

Pioneer Court, Hammersley Road, London, E16 1UF | Guide Price: £425,000 - £450,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Guide Price: £425,000 - £450,000

This gorgeous two bedroom top floor apartment is located within easy reach of Canning Town Station, The property is situated on the sixth floor and boast exceptional views across the Docklands from it's south facing balcony. The apartment also benefits from a bright and airy open plan living area with a stylish contemporary kitchen and offers two double bedrooms with en-suite to the master bedroom. This truly is a beautiful property and must be viewed to be fully appreciated.

ENTRANCE HALL

Communal door with lifts, further security doors allowing access to the apartment. Door leading into hallway, Amtico style flooring, wall mounted video entry system, storage cupboard housing washing Machine and boiler, further storage cupboard.

KITCHEN/LIVING ROOM

24'5" x 9'10"

A bright and spacious open plan kitchen and Living area with a floor to ceiling double glazed window and door leading out to a south facing Balcony. Continued Amtico style flooring with wall mounted radiators and power points. The Kitchen area comprises from luxury range of wall and eye base units, work surface with electric halogen cooker and extractor fan, further built in appliances include Fridge/Freezer, dish washer and microwave. Double glazed window to front aspect.

MASTER BEDROOM

16'0"11'0"x 8"2.74"narrow to 6"0.30"

L-Shaped bedroom, This cosy bedroom has a large south facing window which allows ample of natural light to flow through, the room also has its own fitted wardrobe with sliding mirrored doors, carpeted flooring and power points. further door to en-suite.

ENSUITE BATHROOM

A compact and luxury shower room boasting power shower, wash basin and low level WC, part tiled walls and tiled flooring

BEDROOM 2

12'6" x 8'7"

Spacious double room boastings a large south facing window, wall mounted radiator power points and carpeted flooring.

BATHROOM

A contemporary bathroom with modern shower attachments and mixer taps, low level WC and built in wash basin, further frosted window to rear aspect.

BALCONY

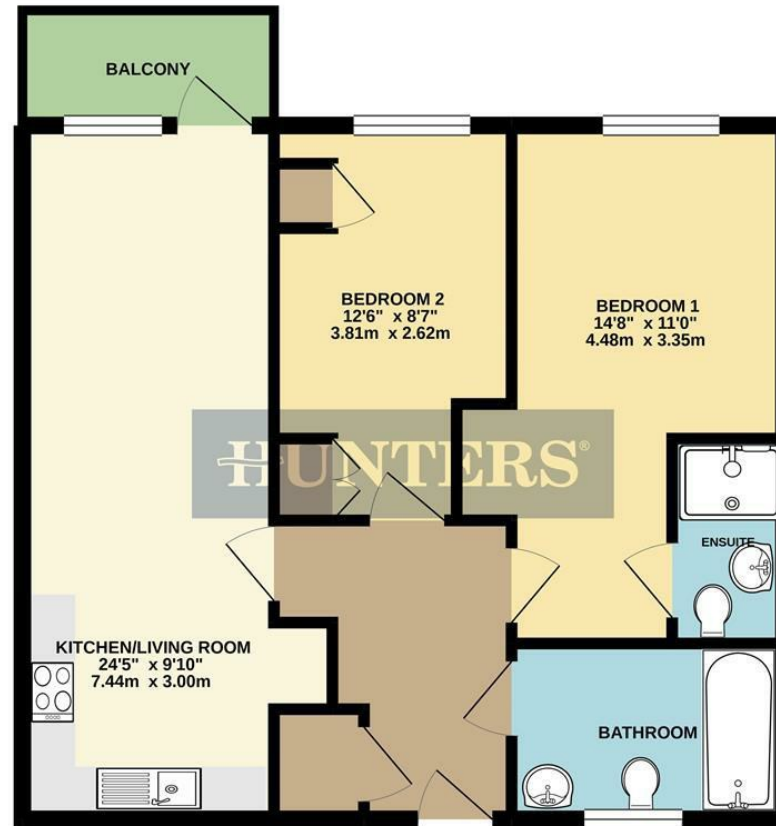
A south facing balcony with patio floor and views of the Docklands.

TENURE - LEASEHOLD

LOCAL AUTHORITY - LONDON BOROUGH OF NEWHAM

COUNCIL TAX BAND - C

SIXTH 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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