



## Hammersley Road

Canning Town, E16 1TQ

Guide Price £400,000



Guide Price: £400,000 - £430,000

Positioned on the 6th floor is this well presented and designed modern spacious apartment. Boasting two bedrooms with a bright and airy living room leading on to the balcony offering views across the London skyline with a separate luxury fitted kitchen. The main bedroom also boasts extensive London views. The development also provides access to a large indoor and outdoor communal winter garden. The property is EWS1 CERTIFIED.

Pioneer Court is a beautiful residential building positioned in the centre of Canning Town and located between the green spaces of Keir Hardie and Canning Town recreation grounds. It is within easy reach of several local schools, including the highly sought after Hallsville primary due to its outstanding Ofsted rating, making this a very popular location for families. The apartment is located within easy reach of Canning Town Tube Station (Jubilee Line and the DLR), Custom House station (DLR and Crossrail) and the Emirates Air Line providing a direct link to the O2 Greenwich Area and North Greenwich Tube Station. Further attractions nearby also include the Royal Victoria Docks, amenities include hotels, bars, cafes and restaurants. It has transformed from the historical docks to the hustle and bustle of City like lifestyle with its nearby iconic landmarks such as the Excel Exhibition Centre, Emirates Cable Cars, Canary Wharf, the O2 for shopping, dining and entertainment. Commuting with a vehicle is very convenient as the A406, A12, and A13 roads are all close by.



## LOUNGE 20'0" x 10'2" (6.10x 3.10)

Bright and airy lounge with floor to ceiling window and door leading onto balcony with views over London skyline, laminated wood flooring. wall mounted gas central heating.

KITCHEN 15'9" x 11'6" (4.80 x 3.51)

Fitted wall and base units, roll top work surface, integrated oven, hob and extractor hood, integrated microwave, island with shelving, laminated wood flooring, ceiling spotlights, double glazed window.

BEDROOM ONE 14'1" x 11'10" (4.29 x 3.61)

Double glazed window, carpet flooring, wall mounted gas central heating, fitted wardrobe.

### BEDROOM TWO 11'10" x 9'10" (3.61 x 3.00)

Double glazed window, wall mounted gas central heating, carpet flooring.

BATHROOM 8'10" x 7'7" (2.69 x 2.31)

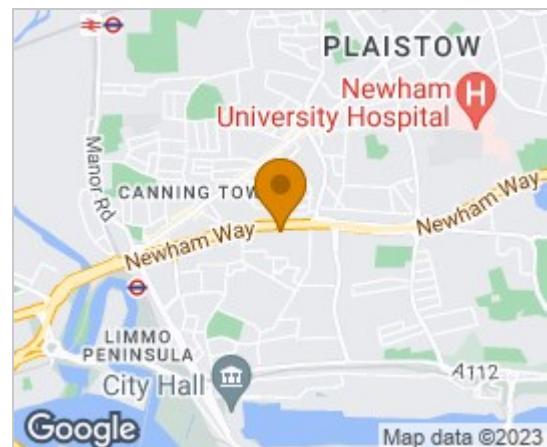
Three piece suite comprising panelled bath with mixer taps and shower attachment, heated towel rail, tiled walls and flooring, concealed low flush w.c, wash basin.

## TENURE - LEASEHOLD

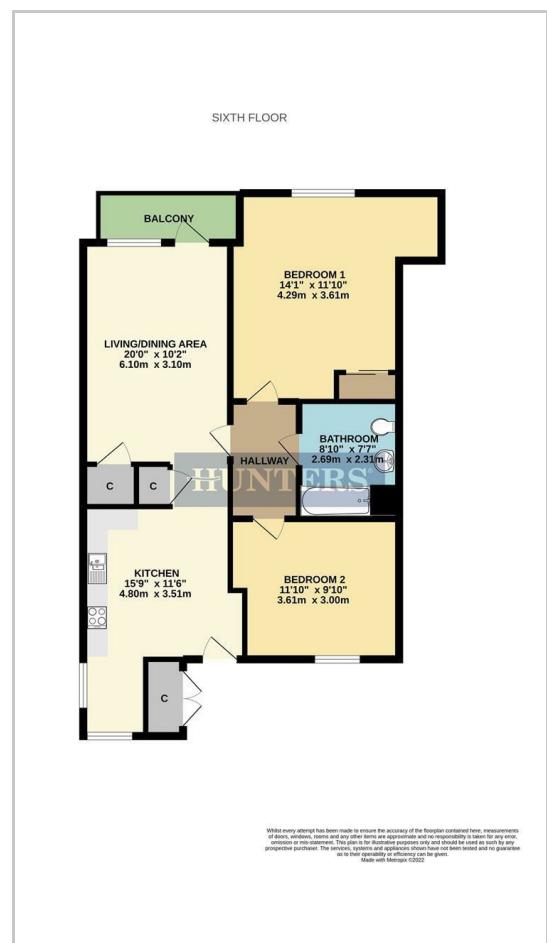
## COUNCIL TAX BAND - C

LOCAL AUTHORITY - LONDON BOROUGH OF NEWHAM

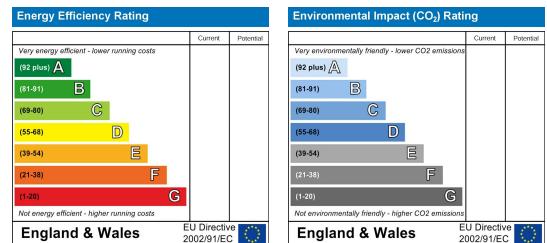
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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