



**HUNTERS®**  
HERE TO GET *you* THERE

**Pioneer Court, 50 Hammersley Road, London, E16 1RA**

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Guide Price £370,000 - £390,000

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Welcome to this delightful flat located on Hammersley Road in the vibrant area of Canning Town. Situated on the second floor of a modern development, this property offers a perfect blend of comfort and convenience.

Upon entering, you will find a spacious lounge that is bathed in natural light, providing a warm and inviting atmosphere. The lounge also features a charming balcony, ideal for enjoying your morning coffee or unwinding after a long day. The flat boasts two well-proportioned bedrooms, ensuring ample space for relaxation. The main bedroom benefits from an en-suite bathroom, adding a touch of luxury to your daily routine. In addition, there is a separate bathroom, thoughtfully designed to cater to the needs of residents and guests alike.

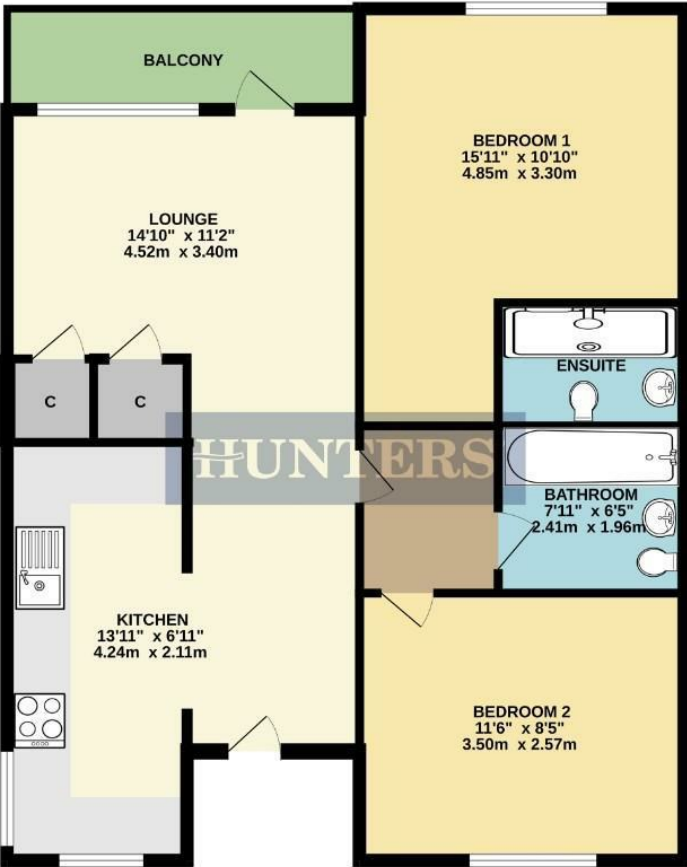
The kitchen is functional and well-equipped, making it a pleasure to prepare meals. The property is further enhanced by access to a stunning communal summer roof terrace on the seventh floor, offering breathtaking views and a perfect spot for social gatherings or quiet moments of reflection.

Location is key, and this flat does not disappoint. It is within easy reach of Canning Town station, providing excellent transport links to the rest of London. The nearby Royal Docks and Excel Centre offer a variety of leisure activities, while an array of shops, bars, and restaurants are within easy reach, ensuring that you have everything you need right at your doorstep.

This flat is an excellent opportunity for those seeking a modern living space in a lively and well-connected area. Don't miss your chance to make this wonderful property your new home.

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SECOND 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 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 Metagix 12/2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**LOUNGE**

14'10" x 11'2"

Large double glazed window, double glazed door leading onto balcony, carpet flooring, wall mounted radiator.

**KITCHEN**

13'11" x 6'11"

Range of wall and base units, roll top work surface, sink and drainer, integrated oven and hob with extractor hood, wall mounted radiator, two double glazed windows.

**BEDROOM ONE**

15'11" x 10'10"

Double glazed window, carpet flooring, wall mounted radiator.

**EN-SUITE**

Shower cubicle, low level w.c, wash basin, heated towel rail, double glazed window.

**BEDROOM TWO**

10'6" x 8'5"

Double glazed window, carpet flooring, wall mounted radiator.

**BATHROOM**

7'11" x 6'5"

Panelled bath with mixer tap and shower attachment, low level w.c, wash hand basin, wall mounted radiator.

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. 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.









