

## £187,500 Shared Ownership

Pioneer Court, 50 Hammersley Road, London E16 1TQ



- Guideline Minimum Deposit £18,750
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- High Performance Glazing
- Guideline Min. Income £60.3k dual | £69.4k single
- Approx. 701 Sqft Gross Internal Area
- Balcony plus Bedroom Juliette
- Communal Heating and Hot Water System

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £375,000). This third-floor apartment has a spacious kitchen with integrated appliances and windows on two sides. A door leads from the reception room out onto a south-facing balcony. There is a main bedroom with Juliette balcony and en-suite shower room plus a second double bedroom and a bathroom with large overhead and separate hand-held shower. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. Pioneer Court is within comfortable walking distance of both Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR).

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2017).

**Minimum Share:** 50% (£187,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £586.80 per month (subject to annual review).

**Service Charge:** £150.61 per month (subject to annual review).

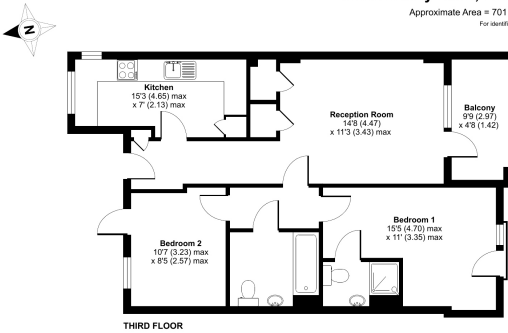
**Ground Rent:** £300.00 for the year.

**Guideline Minimum Income:** Dual - £60,300 | Single - £69,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

**Hammersley Road, London, E16**  
Approximate Area = 701 sq ft / 65.1 sq m  
For identification only - Not to scale



Certified Property Measurement  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Third Edition) - First Edition 2014  
Produced for Urban Moves. REF: 1006291

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Kitchen

15' 3" max. x 7' 0" max. (4.65m x 2.13m)

#### Reception Room

14' 8" x 11' 3" max. (4.47m x 3.43m)

#### Balcony

9' 9" x 4' 8" (2.97m x 1.42m)

#### Bedroom 1

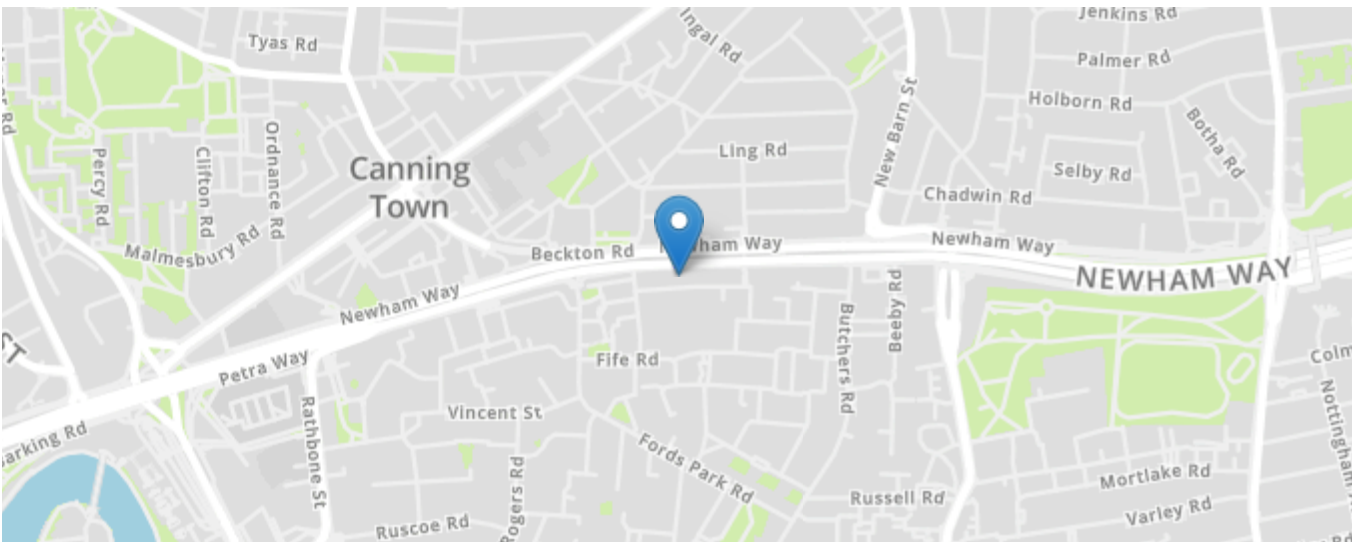
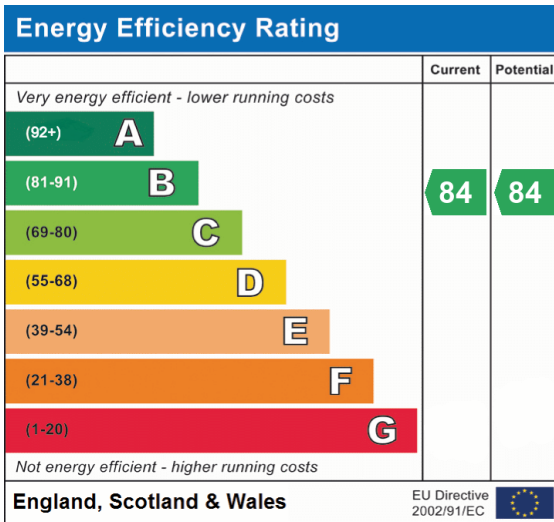
15' 5" max. x 11' 0" max. (4.70m x 3.35m)

#### En-Suite Shower Room

#### Bedroom 2

10' 7" max. x 8' 5" max. (3.23m x 2.57m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.