

## £140,000 Shared Ownership

Pioneer Court, 50 Hammersley Road, London E16 1RA



- Guideline Minimum Deposit £14,000
- Second Floor (building has a lift)
- Kitchen Separate from Reception Room
- Balcony
- Guide Min Income - Dual £59.7k Single £67k
- Approx. 739 Sqft Gross Internal Area
- Bathroom plus En-Suite Shower Room
- Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £400,000). A smartly-presented apartment on the second floor of this modern development. The property has a reception room with decorative wood panelled wall, and a door which opens onto a south-facing balcony. The spacious kitchen features cream-coloured units and integrated appliances. There is a main bedroom with Juliette balcony and en-suite shower room plus a second double bedroom and a bathroom with limestone-style tiles. Well insulated walls, high performance glazing and a communal heating/hot water system make for a very good energy-efficiency rating. The apartment comes with use of a parking space and is also 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:** 35% (£140,000).

**Shared Ownership Rent:** £812.04 per month (subject to annual review).

**Service Charge:** £149.56 per month (subject to annual review).

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

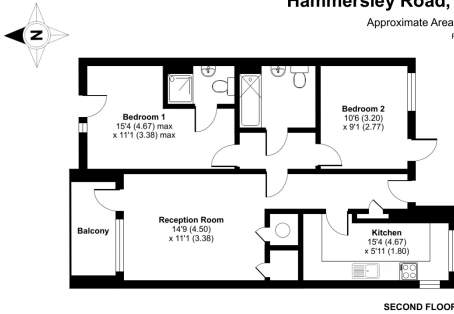
**Guideline Minimum Income:** Dual - £59,700 | Single - £67,000 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Newham.

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).

**Hammersley Road, London, E16**

Approximate Area = 739 sq ft / 68.6 sq m  
For identification only - Not to scale



SECOND FLOOR

**RICS** Certified Property Measurement International Property Measurement Standards (IPMS Residential) Produced for Urban Moves, REF: 1010036

**DIMENSIONS**

**SECOND FLOOR**

**Entrance Hallway**

**Kitchen**

15' 4" x 5' 11" (4.67m x 1.80m)

**Reception Room**

14' 9" x 11' 1" (4.50m x 3.38m)

**Balcony**

**Bedroom 1**

15' 4" max. x 11' 1" max. (4.67m x 3.38m)

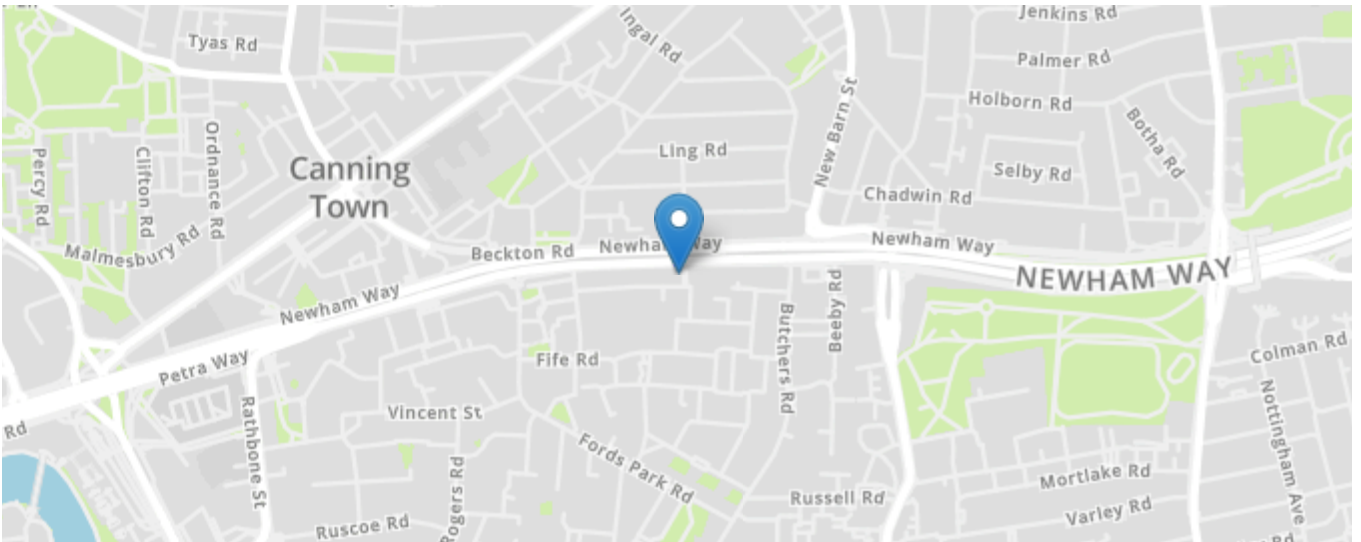
**En-Suite Shower Room**

**Bedroom 2**

10' 6" x 9' 1" (3.20m x 2.77m)

**Bathroom**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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.