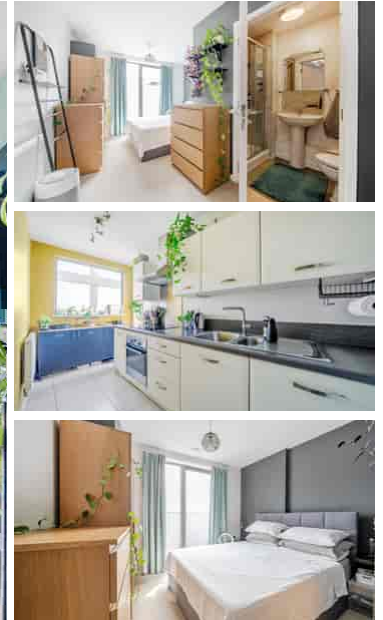


£210,000 Shared Ownership

Pioneer Court, 50 Hammersley Road, London E16 1RA



- Guideline Minimum Deposit £21,000
- Third Floor (building has a lift)
- Bathroom plus En-Suite Shower Room
- South Facing Balcony
- Guide Min Income Dual £69k | Single £79.6k
- Approx. 688 Sqft Gross Internal Area
- Winter Garden
- Short Walk from Canning Town/Custom House

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £420,000). This immaculately-presented apartment is on the third floor and is one of only eight in the development that benefit from a winter garden. The winter garden, which is generously-sized, is accessed from the spacious, naturally-lit kitchen. There is a reception room with attractive flooring and a glazed door which leads out onto a south-facing balcony. The main bedroom features an additional Juliette balcony and an en-suite shower room. The second bedroom is a comfortable double and the bathroom simple and modern. Well insulated walls, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Pioneer Court is only a short walk from both Canning Town Station (Jubilee Line + DLR) and Custom House (Elizabeth Line + DLR). Keir Hardie Primary School is very close and Ofsted-rated 'Outstanding'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/05/2017).

Minimum Share: 50% (£210,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £644.63 per month (subject to annual review).

Service Charge: £181.23 per month (subject to annual review).

Ground Rent: £300.00 for the year.

Guideline Minimum Income: Dual - £69,000 | Single - £79,600 (based on minimum share and 10% deposit).

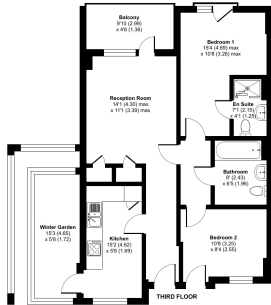
Council Tax: Band C, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

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 = 688 sq ft / 63.9 sq m (excludes winter garden)
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025. Produced for Urban Moves. BPP 1310217

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DIMENSIONS

THIRD FLOOR

Entrance Hallway

Kitchen

15' 2" x 5' 6" (4.62m x 1.68m)

Winter Garden

15' 3" x 5' 8" (4.65m x 1.73m)

Reception Room

14' 1" max. x 11' 1" max. (4.29m x 3.38m)

Balcony

9' 10" x 4' 6" (3.00m x 1.37m)

Bedroom 1

15' 4" max. x 10' 8" max. (4.67m x 3.25m)

En-Suite Shower Room

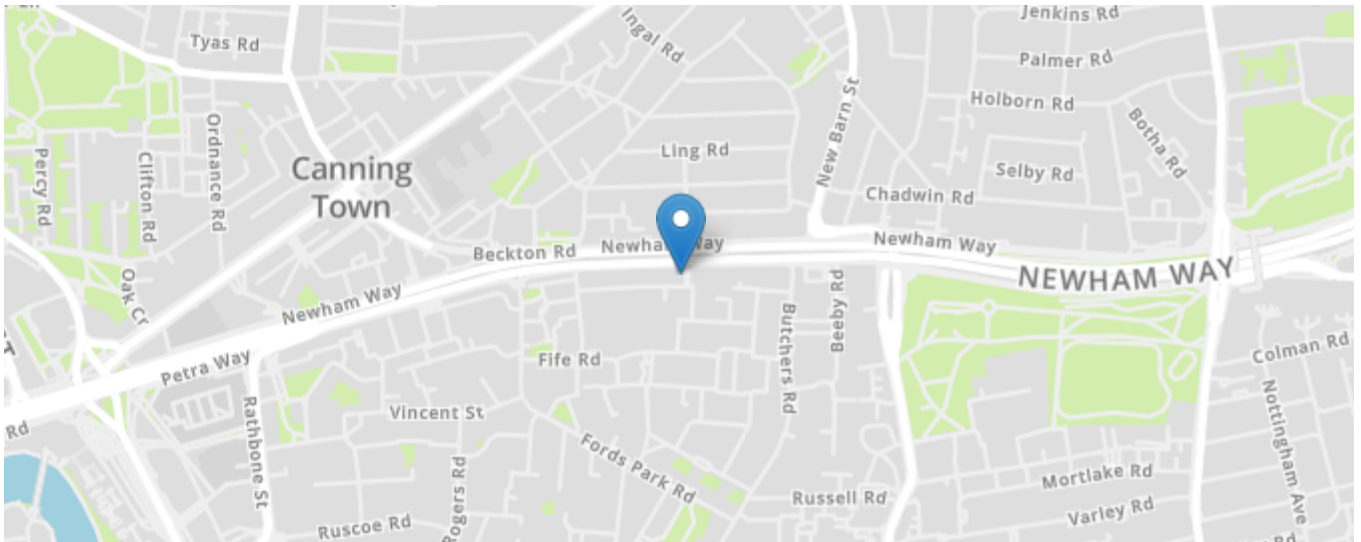
7' 1" x 4' 1" (2.15m x 1.25m)

Bathroom

8' 0" max. x 6' 5" max. (2.44m x 1.96m)

Bedroom 2

10' 8" x 8' 4" (3.25m x 2.54m)



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.