

JOSE BAILAO

exp[®] UK

Pioneer court London E16

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Guide Price
£425,000



AT A GLANCE

A bright, contemporary apartment located on the fourth floor of a well-maintained purpose-built development in the heart of Canning Town. This modern home offers open-plan living, clean finishes and excellent transport connections — ideal for first-time buyers, professionals or investors.

Set within a secure red-brick building, the apartment combines thoughtful design with practical living space, enhanced by outdoor access and the benefit of secure underground parking.

KEY FEATURES

- 2 double bedrooms with fitted wardrobes
- 2 bathrooms, including one en-suite
- Open-plan kitchen and reception room
- Integrated kitchen appliances
- Private balcony with city views
- Secure underground parking space
- Communal roof terrace
- Ample built-in storage



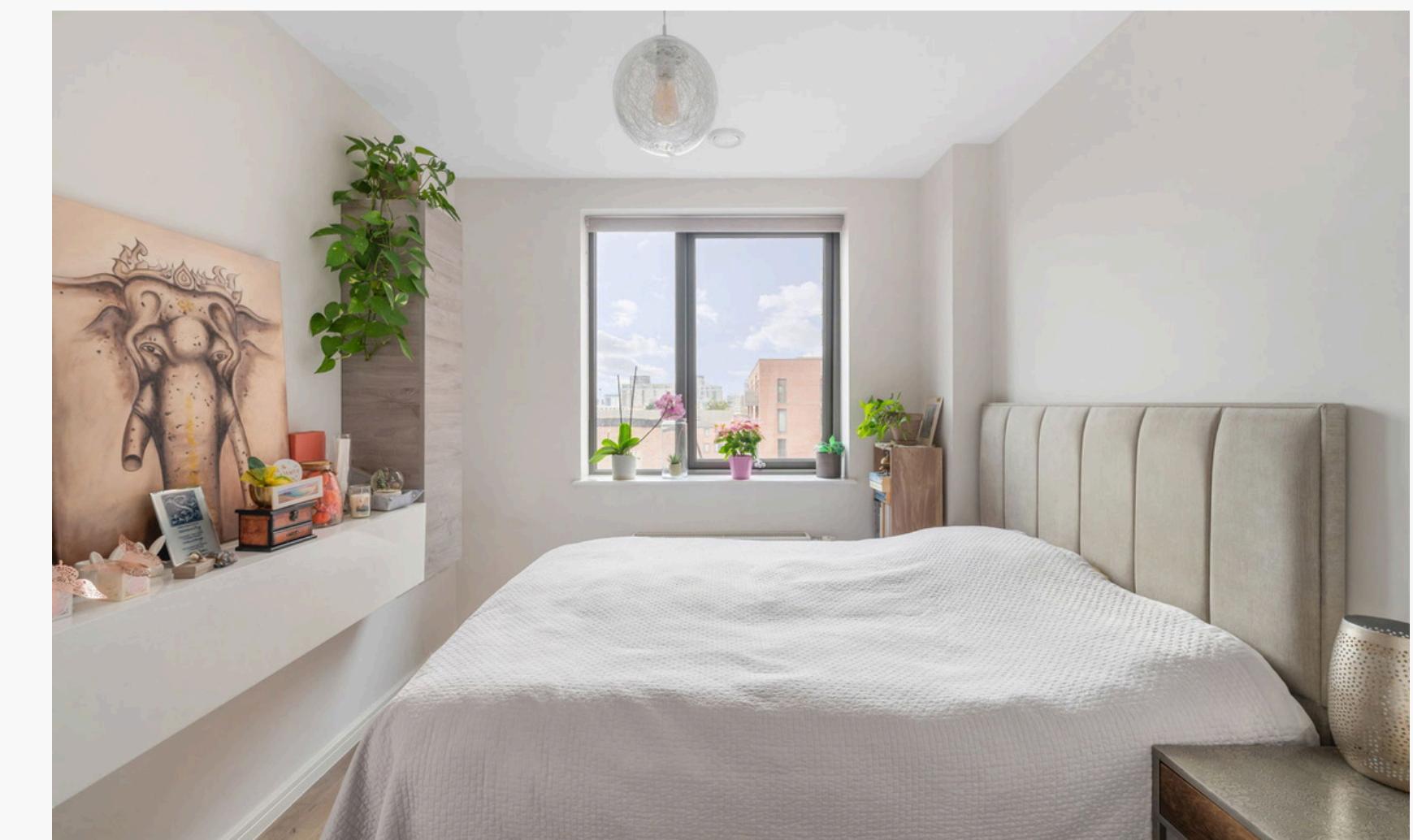
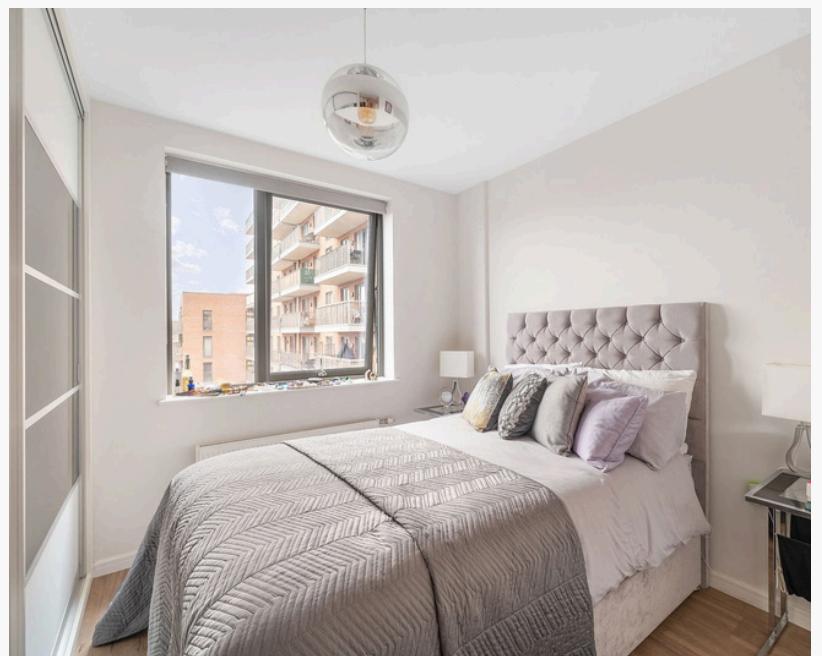
Interior Overview

The apartment opens into a well-proportioned open-plan living space, bringing together the kitchen, dining and lounge areas in a practical and contemporary layout. The kitchen is fitted with integrated appliances and designed to work equally well for everyday living and entertaining.

Large windows allow natural light to flow through the reception area, which opens directly onto a private balcony, extending the living space and offering open city views.

Both bedrooms are generous doubles with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, while a separate modern bathroom serves the second bedroom and guests. Storage has been thoughtfully incorporated throughout to maximise space and functionality.





Outdoor & Communal Space

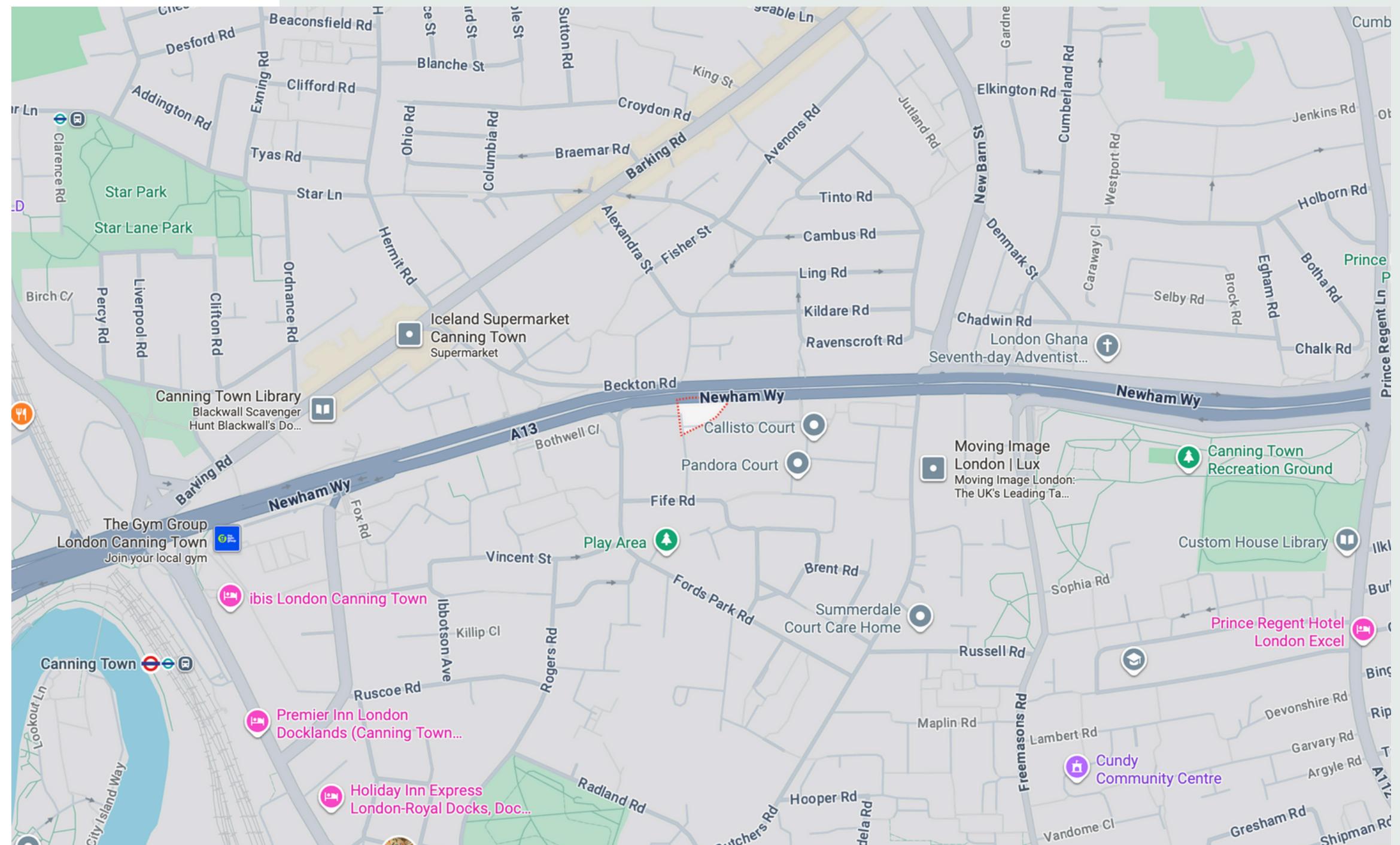
Residents enjoy access to a communal roof terrace, providing additional outdoor space and elevated views across the surrounding area. The property also includes a secure underground parking space, a valuable feature for this well-connected London location.



Location

Pioneer Court is well positioned in Canning Town, offering excellent connectivity into Canary Wharf, the City and beyond. Local amenities, shops and cafés are within easy reach, while nearby green spaces provide opportunities for outdoor leisure.

The area continues to grow in popularity thanks to its strong transport links and evolving neighbourhood feel, making it an appealing option for both owner-occupiers and investors.



Viewing and Contact Information

For viewing arrangements and further information about this property, please contact me directly. I can arrange flexible viewing times and provide details about furnishing options and lease terms.

Quote reference JD0696 for all enquiries



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