



Living  
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Pioneer Court  
Canning Town, E16 1TQ



Offers In Excess Of £350,000

# Pioneer Court, Canning Town, E16 1TQ

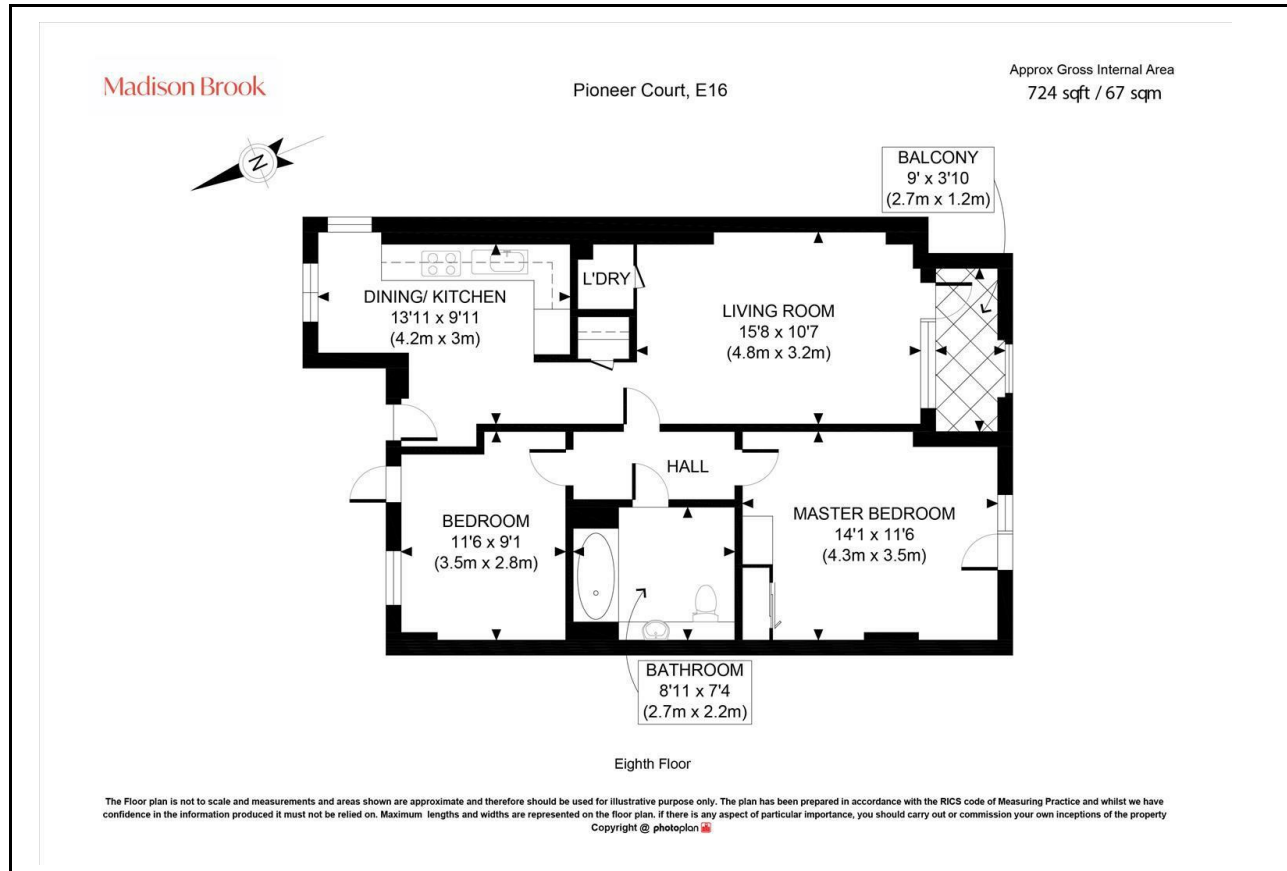
Madison Brook

## Property Summary

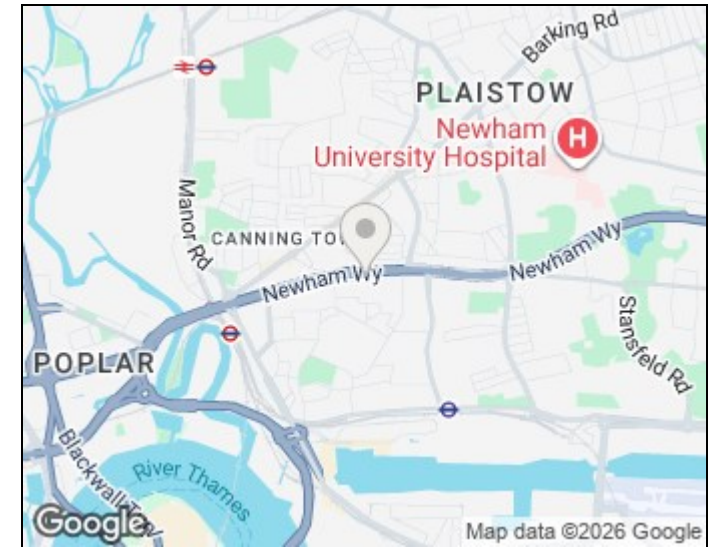
Situated within a secure and well-maintained development, this desirable eighth-floor apartment offers approximately 724 sq.ft. of bright and contemporary living accommodation. The property comprises a spacious living room with access to a private balcony, a separate fitted kitchen with breakfast nook, two well-proportioned double bedrooms and a modern family bathroom. Residents benefit from a secure development environment and a parking permit, while the property is conveniently located within easy reach of both Jubilee Line and DLR stations.

Lease Remaining: 134 years | Service Charge: £2,500 pa | Ground Rent: £300 pa

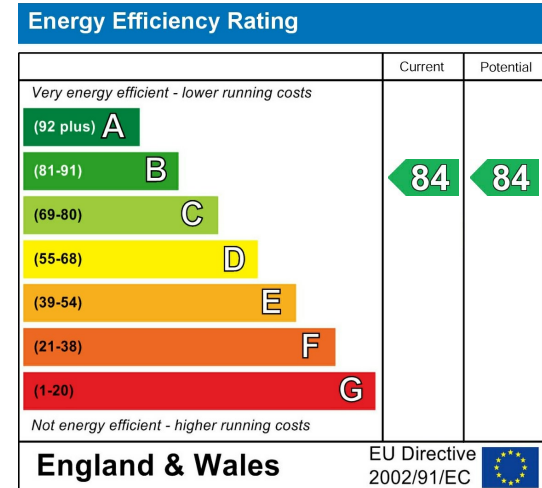
## Floorplan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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