



Hoola Towers West, Tidal Basin Road, Royal Victoria, E16

Asking Price: £375,000

 Benham
& Reeves

Hoola Towers West, Tidal Basin Road, Royal Victoria, E16

 1 Bedroom  1 Bathroom  Leasehold

A beautifully presented fourth-floor one-bedroom apartment set within the sought-after Hoola Building, offering contemporary living in one of East London's most vibrant waterfront locations.

Positioned in the heart of the Royal Docks, this stylish home enjoys a prime west-facing aspect, capturing spectacular views of Canary Wharf and The O2.

The apartment is bright and well-proportioned, featuring a spacious reception room with a dedicated dining space and floor-to-ceiling windows that flood the interior with natural light while framing the impressive skyline. A sleek, fully fitted open-plan kitchen comes complete with integrated appliances, ideal for modern living and entertaining. The generous double bedroom features a separate wardrobe area and is complemented by a well-appointed bathroom.

Residents benefit from a secure and well-maintained development with lift access and concierge service, enhancing both convenience and peace of mind.

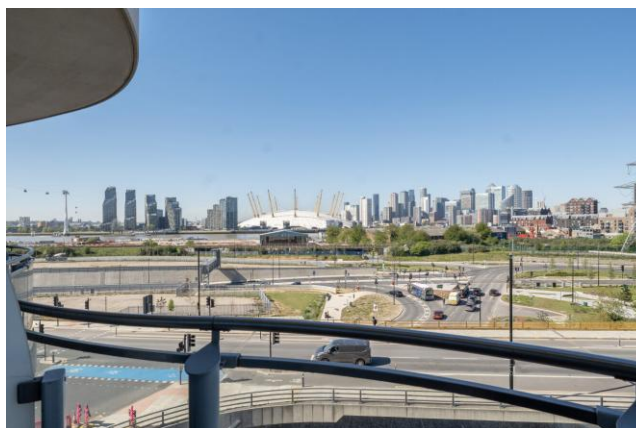
Ideally located for professionals, the property is within easy reach of Royal Victoria and Custom House stations, providing swift connections via the DLR and Elizabeth Line into the City, Canary Wharf and beyond.





Property Features:

- One Bedroom Apartment
- Fourth Floor
- Views of Canary Wharf & The O2
- Lift & Concierge
- Residents' Gym
- Royal Docks Location
- Excellent Transport Links

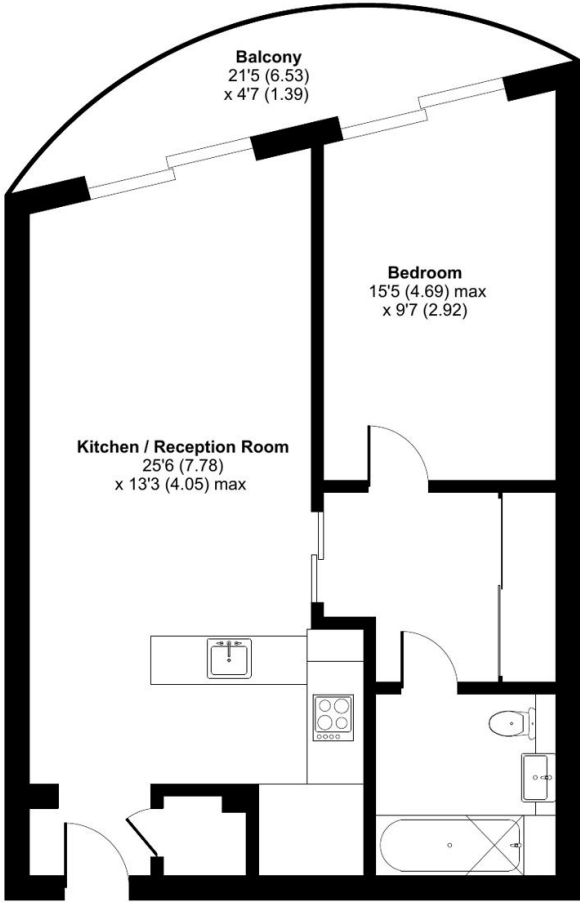


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Approximate Area = 630 sq ft / 58.5 sq m
For identification only - Not to scale



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £375,000

Tenure: Leasehold
Expires 31/12/3014
Approximately 988 Years Remaining

Ground Rent: £400.00 (per annum)
For the year 2026

Service Charge: £2,776.11 (per annum)
From July 2025 to June 2026

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260106

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