



Tidal Basin Road, Royal Victoria, E16

Asking Price: £390,000

 Benham
& Reeves

Tidal Basin Road, Royal Victoria, E16

 1 Bedroom  1 Bathroom  Leasehold

Situated on the fourth floor of the highly desirable Hoola development, this impressive one-bedroom apartment offers stylish waterside living in the heart of the Royal Docks.

Boasting a desirable westerly-facing orientation, the property enjoys stunning panoramic views towards Canary Wharf and The O2.

The apartment offers a bright open-plan living and dining area with floor-to-ceiling windows that make the most of the natural light and views. The fitted kitchen includes integrated appliances and provides ample storage and workspace. The double bedroom is well-proportioned and benefits from a separate wardrobe area, while the bathroom is finished in a contemporary style.

Residents enjoy the convenience of a gym, concierge service, secure entry and lift access within this well-maintained development.

Perfectly positioned for commuters, the apartment is just moments from Royal Victoria and Custom House stations, offering excellent transport links via the DLR and Elizabeth Line, with quick access to Canary Wharf, the City and Central London.





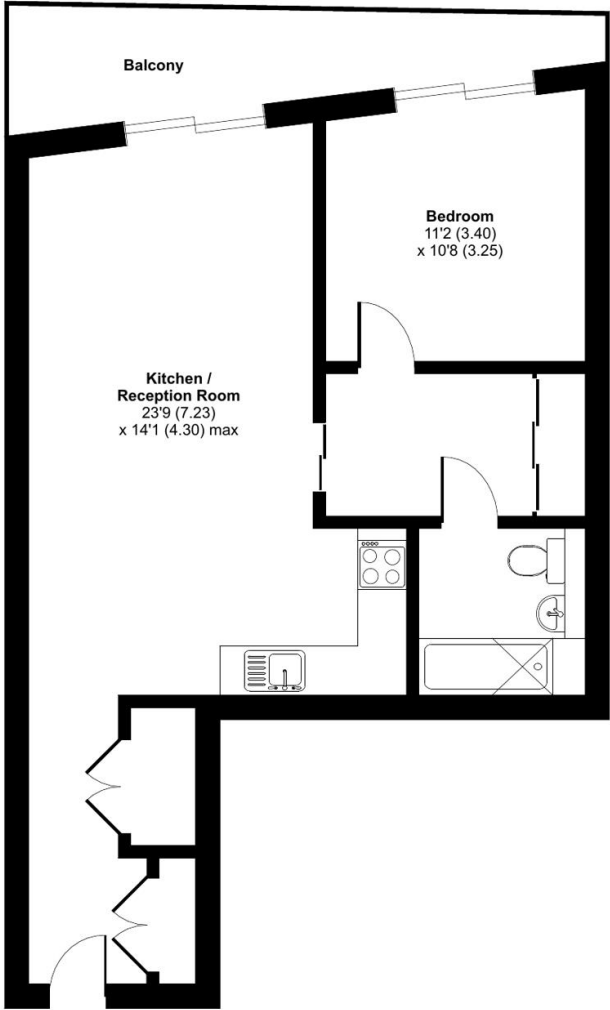
Property Features:

- One Bedroom Apartment
- Fourth Floor
- Balcony
- Westerly-Facing Aspect
- Views of Canary Wharf & The O2
- Lift & Concierge
- Royal Docks Location
- Excellent Transport Links



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Approximate Area = 616 sq ft / 57.2 sq m
 For identification only - Not to scale



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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:	£390,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£400.00 (per annum) For the year 2026
Service Charge:	£2,651.96 (per annum) For the year 2026

Viewings:

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

Our reference: CWH260166

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W: www.benhams.com

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