



Tidal Basin Road, Poplar, E16

Asking Price: £675,000

Benham
& Reeves

Tidal Basin Road, Poplar, E16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This spacious 2 bedroom, 2 bathroom apartment spans an impressive 915 square feet, this apartment offers a generous living space that ensures your comfort and convenience.

The heart of the home is the modern, fully fitted kitchen, complete with space for dining and a welcoming reception area. Whether you're enjoying a family meal or entertaining guests, this space has you covered.

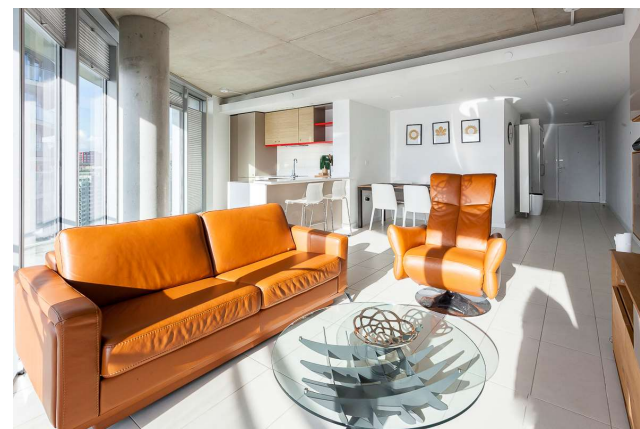
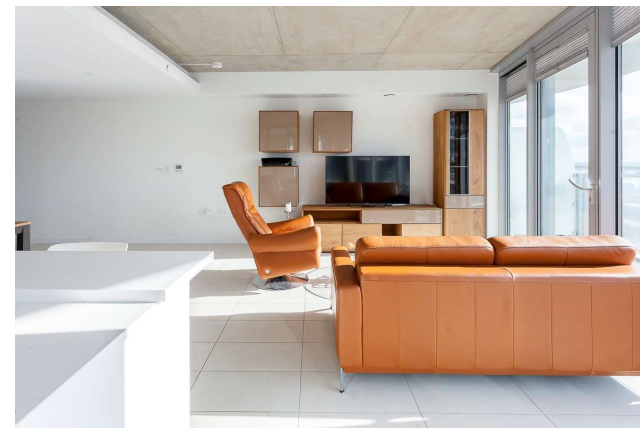
One of the standout features of this apartment is the wraparound private balcony, offering access from all the principal rooms. This means you can step out and enjoy the outdoors without leaving the comfort of your home.

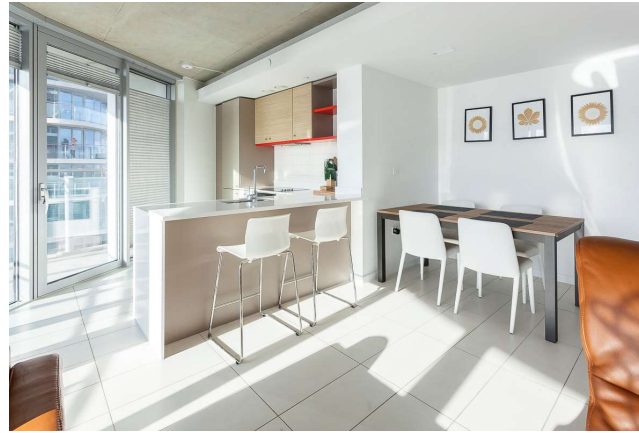
One of the unique advantages of the Hoola Apartments is the floor-to-ceiling windows and continuous balconies that allow everyone to take in the spectacular views. Looking over the iconic O2 and the ever-impressive Canary Wharf skyline.

Additionally, the building itself offers a range of exceptional amenities for residents to enjoy. These include a well-maintained communal garden and the building also benefits from a dedicated concierge service, ensuring convenience and security for all residents.

Hoola is set within the heart of the Royal Docks regeneration zone. Close to Silvertown Quays and Custom House Crossrail, within close proximity to Excel and London City Airport, and a stone's throw from the Emirates Cable Cars.

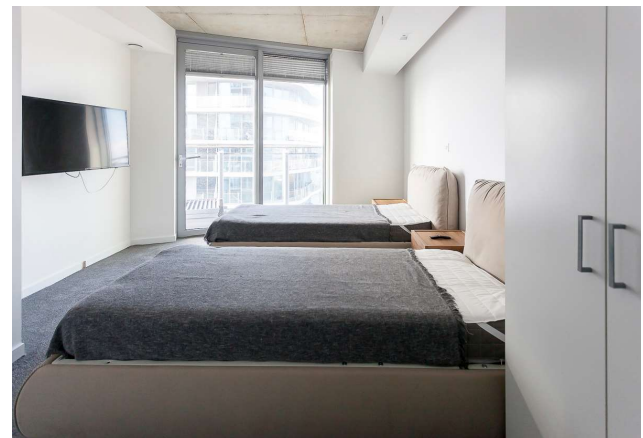
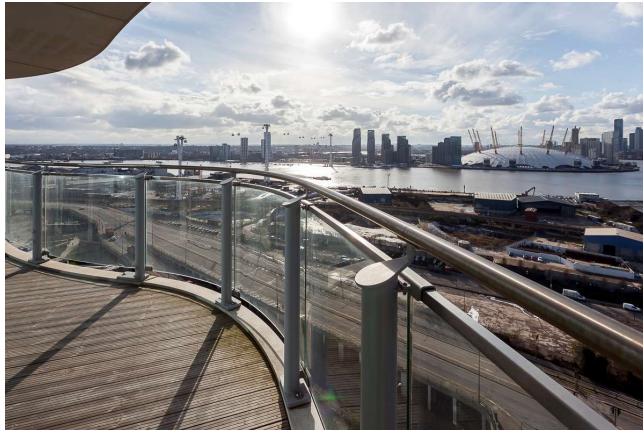
Transport Links include Royal Victoria DLR station and New Cross rail interchange both within minutes walking distance. A short walk to Canning Town station on the Jubilee line. The A12 and A13 are both easily accessible by car.



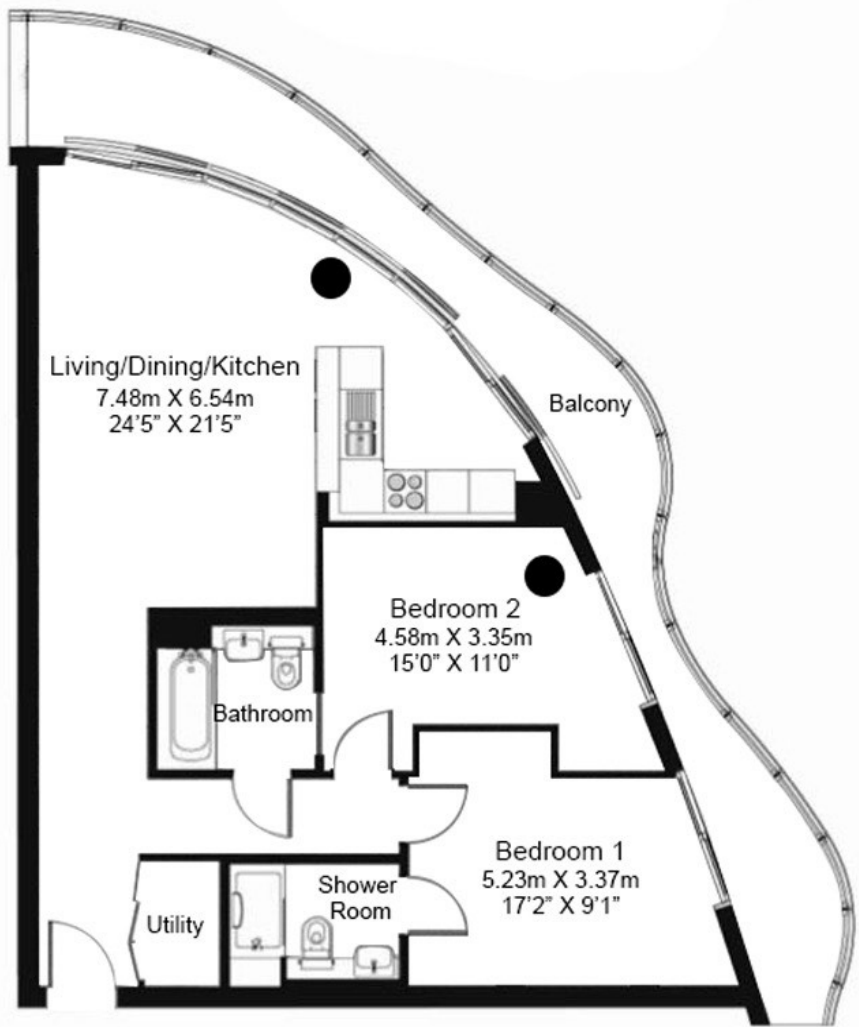


Property Features:


- 2 bedrooms
- 2 bathrooms
- Floor to ceiling windows
- Wraparound Balcony
- Comfort Cooling, Underfloor Heating



Total Gross Internal Area
85.0 Sq/m - 915 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (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  | |

Terms & Conditions:

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

| | |
|-------------------|--|
| Asking Price: | £675,000 |
| Tenure: | Leasehold Expires 01/01/3015 Approximately 991 Years Remaining |
| Ground Rent: | £450 (per annum) for the year 2023 |
| Service Charge: | £3,728.6 approx. (per annum) for the year 2023 |
| Anticipated Rent: | £2,300 pcm Approx. 4.1% Yield |

Viewings:

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

Our reference: BEA220299

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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Singapore | South Africa | Turkey

