



Hoola Apartments, Tidal Basin Road, Royal Victoria, E16

Asking Price: £725,000

 Benham
& Reeves

Hoola Apartments, Tidal Basin Road, Royal Victoria, E16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Positioned on the 20th floor of the iconic Hoola Apartments, this exceptional three-bedroom apartment offers an impressive 1,204 sq. ft. (111.8 sq. m.) of beautifully designed living space, complemented by a spectacular wraparound balcony showcasing panoramic views across the River Thames, Canary Wharf, and the London skyline.

Designed to maximise both light and space, the apartment features an expansive open-plan living, dining, and kitchen area framed by floor-to-ceiling glazing, creating an outstanding setting for both everyday living and entertaining. The contemporary kitchen is finished to a high specification with sleek cabinetry, integrated appliances, and generous workspace, while the reception seamlessly extends onto the expansive private south-facing balcony, offering an exceptional indoor-outdoor lifestyle and the perfect vantage point to enjoy sunrise and sunset over London.

The principal bedroom benefits from fitted wardrobes, while two further spacious double bedrooms are served by a beautifully appointed family bathroom. Excellent built-in storage is thoughtfully incorporated throughout the apartment.

Residents of Hoola enjoy an outstanding range of facilities, including a 24-hour concierge, a fully equipped residents' gym, secure entry systems, and beautifully maintained communal areas. Renowned for its striking contemporary architecture and prime waterfront setting, Hoola remains one of East London's most sought-after residential developments.

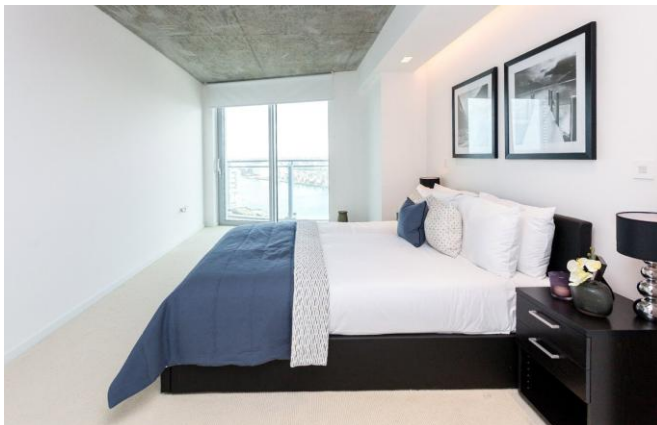
Perfectly positioned just moments from Royal Victoria DLR and the Elizabeth Line, the apartment offers exceptional connectivity, with Canary Wharf, the City, Stratford, and Heathrow all within easy reach. Surrounded by the vibrant Royal Docks regeneration area, residents can also enjoy an excellent selection of waterside restaurants, cafés, leisure facilities, and scenic walking routes, making this an outstanding opportunity to acquire a premium home in one of London's fastest-growing destinations.



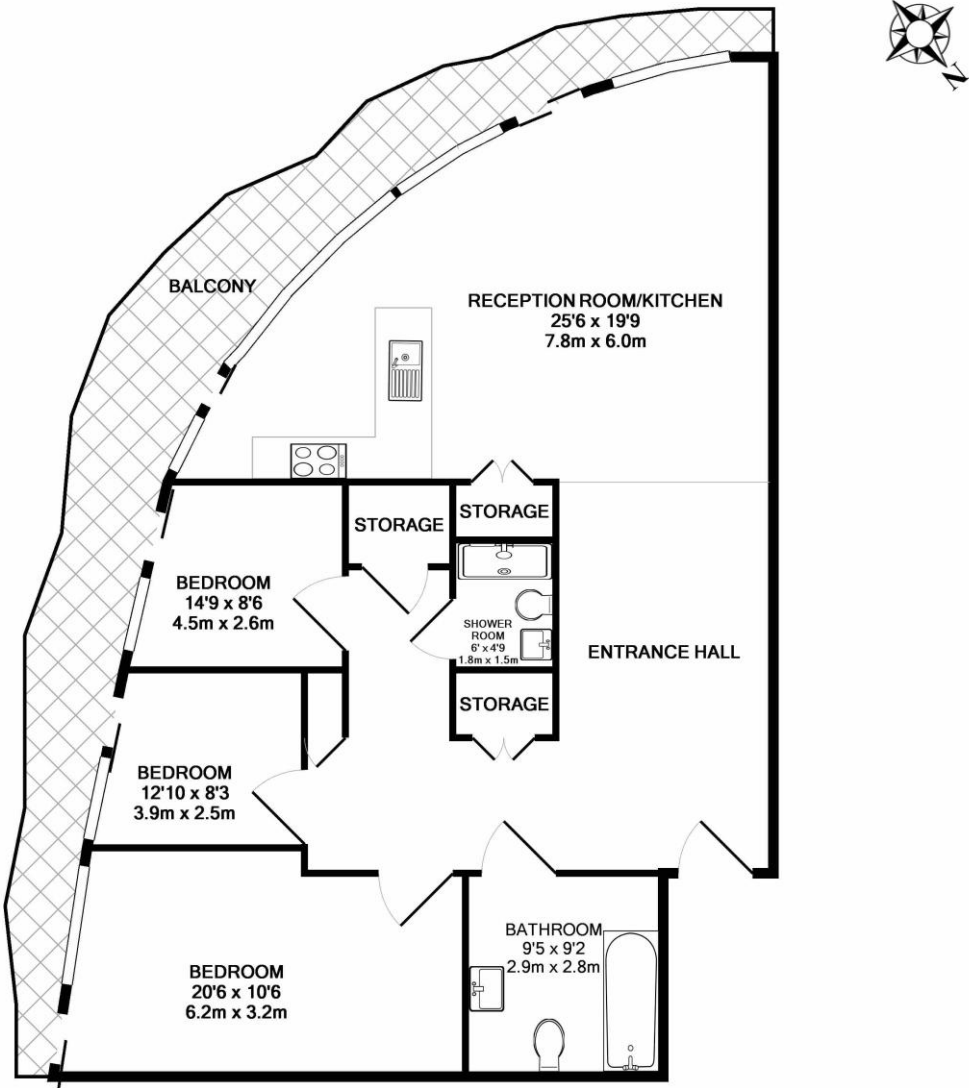


Property Features:

- Three Double Bedrooms
- Two Bedrooms
- Panoramic Views
- Wrap-Around South-Facing Balcony
- Open Plan Kitchen/Reception
- 24H Concierge
- Gym
- Close Proximity to Excel and London City Airport



Hoola Apartments, Tidal Basin Road, Royal Victoria, E16



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 1204 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

Hoola Apartments, Tidal Basin Road, Royal Victoria, E16



Terms & Conditions:

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

Asking Price: £725,000

Tenure: Leasehold
Expires 01/01/3015
Approximately 988 Years Remaining

Ground Rent: £500.00 (per annum)
For the year 2026

Service Charge: £4,891.80 (per annum)
For the year 2026
Extra Reserve Funds for 2026 are £1,387.44

Anticipated Rent: £2,500.00 pcm
Approx. 4.1% Yield

Viewings:

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

Our reference: CWH260204

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey



Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR