

S A L E S

HOOLA, 3 TIDAL BASIN ROAD, E16

£499,000, LEASEHOLD

16th floor, one-bedroom apartment offering fantastic water views E16

CBRE



THIS ONE BEDROOM APARTMENT IS SET ON THE 18TH FLOOR OF THE HOOLA TOWER AND THEREFORE OFFERS TREMENDOUS VIEWS OF ROYAL VICTORIA DOCK.

Hoola is set within the heart of the Royal Docks regeneration vision.

Beautifully designed one-bedroom apartment, complete with bathroom and dressing room.

The floor-to-ceiling windows with 79 sq ft balcony with direct access from the bedroom and living area. Large bright living room, with gorgeous open-plan modern kitchen.

The apartment shares the facilities of the gym, residents' lounge, and the comfort and security of the concierge services.

Surrounded by water and less than a minute walk from the Quays offering a fantastic way of life.

Close to University of East London and nine leading universities within easy reach to Royal Victoria (DLR Line) and new Crossrail Interchange.

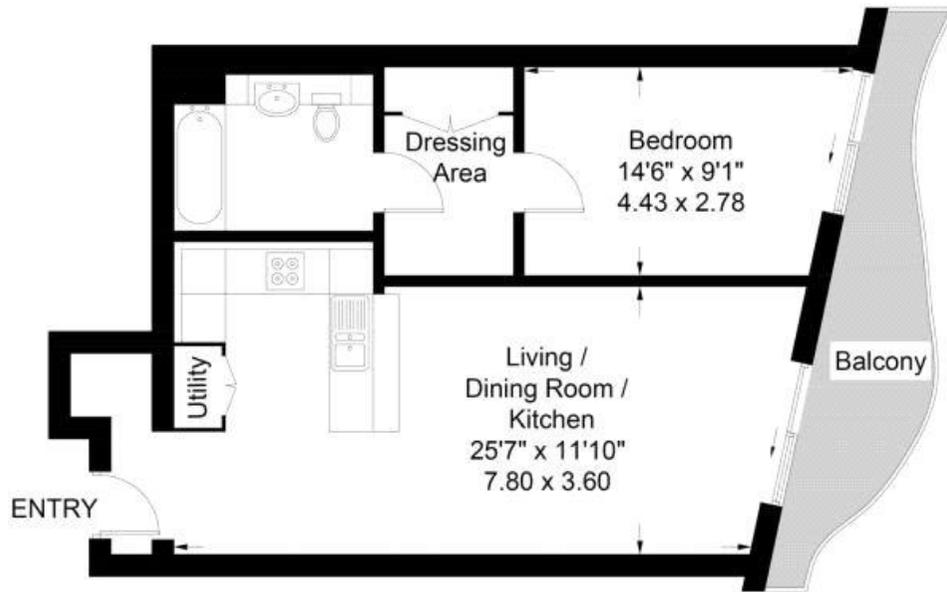
Transport Links include Royal Victoria DLR station, new Crossrail Interchange both within minutes walking distance, and within close proximity of Canning Town tube station. The A12 and A13 are both easily accessible by car.





[6B] Hoola, Royal Docks, E16

Approximate Gross Internal Area = 614 sq ft / 57 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. E&OE. © 2017 Strawberry Star plc. (103552037)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	84
(69-80)	C	84
(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	

Price: £499,000 subject to contract

Tenure: Leasehold 997 years

Service Charge: £2,689.32 per annum

Ground Rent: £400 per annum

Local Authority: Newham

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