

Hoola Apartments, Tidal Basin Road, Royal Victoria, E16

Asking Price: £725,000

Benham & Reeves

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3 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.

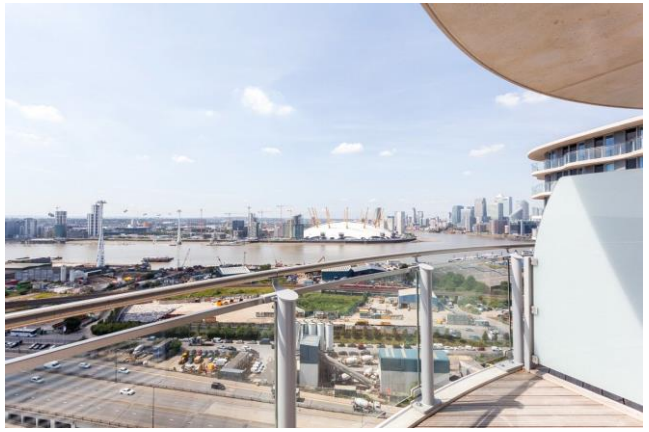
The principal bedroom benefits from fitted wardrobes, while two further spacious double bedrooms are served by a beautifully appointed family bathroom. Excellent built-in storage is thoughtfully incorporated throughout the apartment.

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.

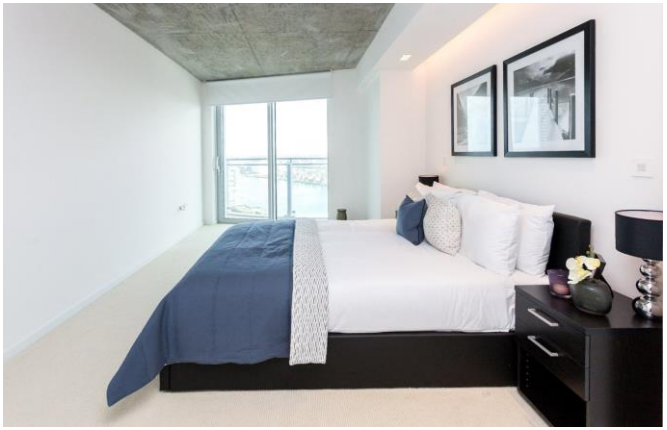






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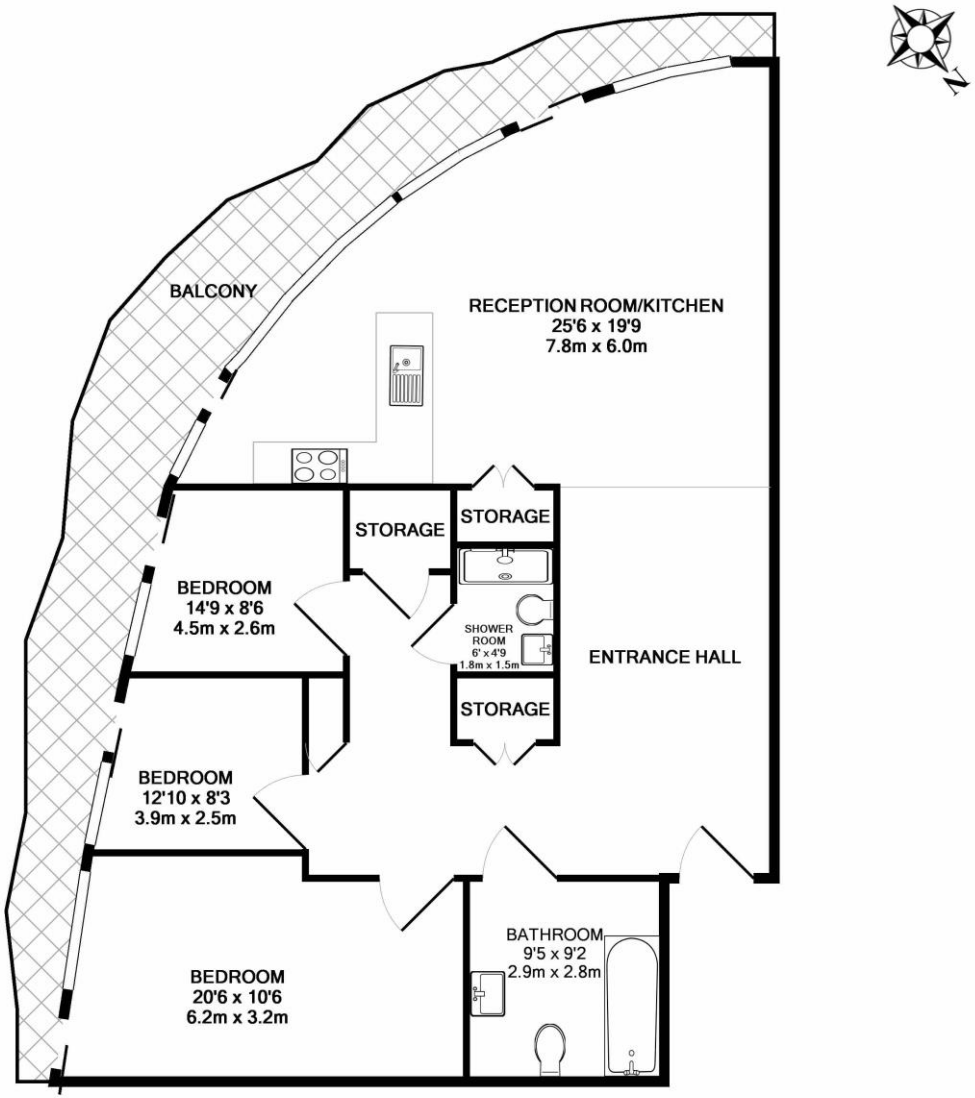


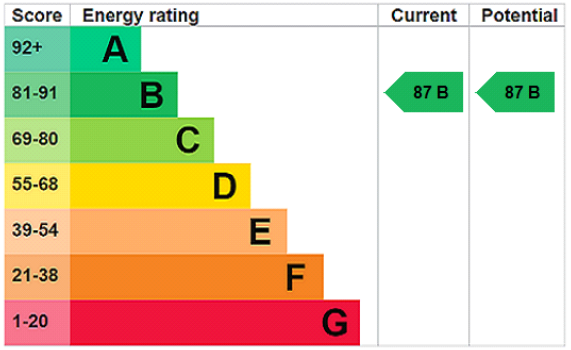


Property Features:

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

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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
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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

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