

Tidal Basin Road, Royal Victoria, E16

Asking Price: £350,000

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.







Tidal Basin Road, Royal Victoria, E16







Property Features:

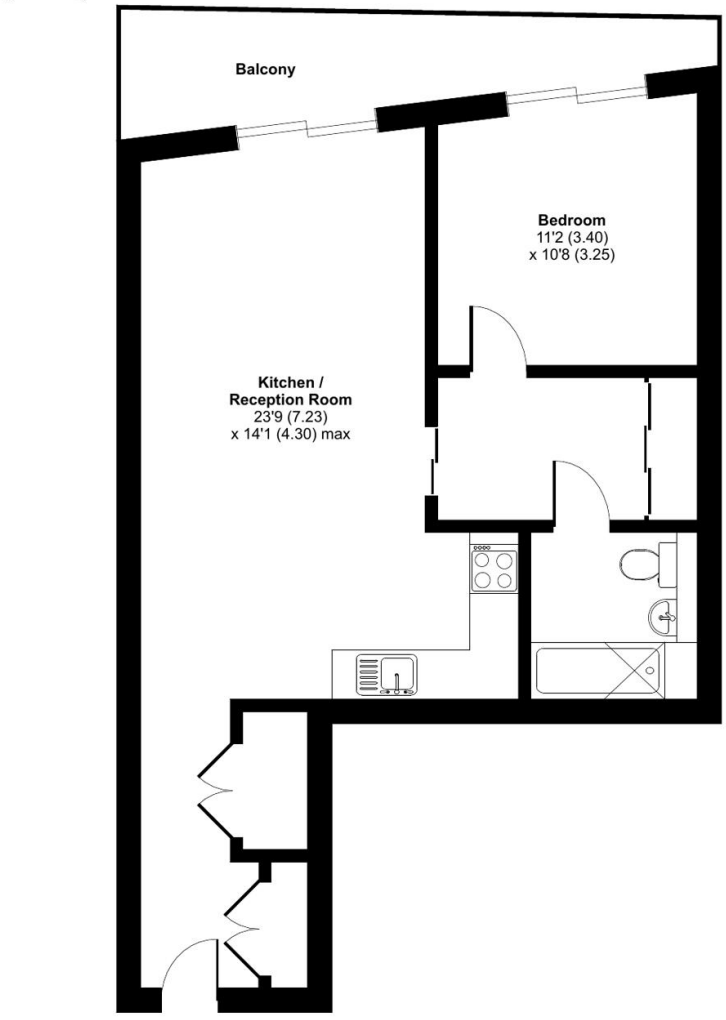
- One Bedroom Apartment
- Fourth Floor
- Balcony
- Westerly-Facing Aspect
- Views of Canary Wharf & The O2
- Lift & Concierge
- Royal Docks Location
- Excellent Transport Links

Tidal Basin Road, Royal Victoria, E16

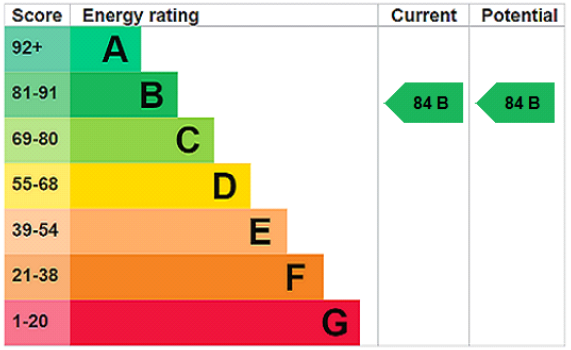
Tidal Basin Road, Royal Victoria, E16

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Benham & Reeves. REF: 1478730

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:	£350,000
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

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 it 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.

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