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APARTMENT 2102, 1 TIDAL BASIN ROAD, ROYAL VICTORIA DOCK, LONDON, E16 1US

1 TIDAL BASIN ROAD, ROYAL VICTORIA DOCK, E16
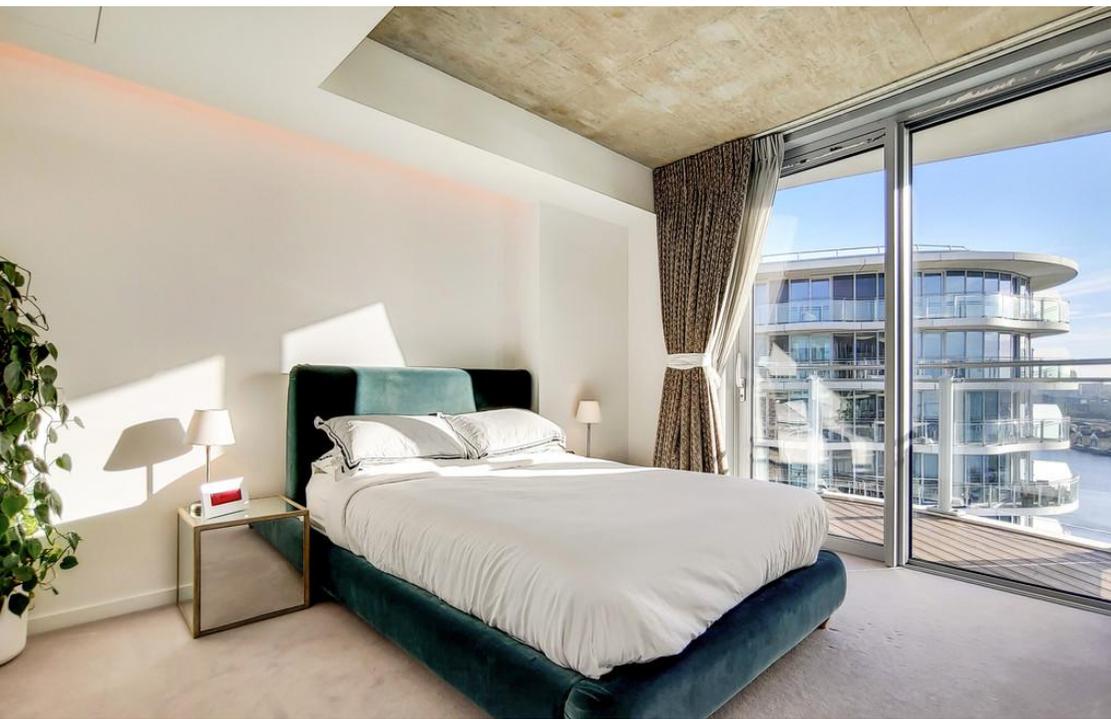
£775,000

PROPERTY SUMMARY

This superb three-bedroom, three bathroom apartment is located on the 21st floor of The Hoola Building and has pleasant dock views from the wrap-around balcony.

Over 1191 sq. ft. internally, the property offers a bright & stylish open plan living & kitchen area with modern integrated appliances, floor to ceiling windows boasting natural light throughout, three well-proportioned double bedrooms, with the principal & second bedroom benefiting from an en-suite & a further chic shower room. Additionally, the principal bedroom & living area have air conditioning & the apartment is also wired with CAT6 ethernet for faster internet. This development also boasts a private resident's gymnasium and 24-hour concierge.

PROPERTY FEATURES

+ Three Bedroom Apartment

+ 21st Floor Location

+ 1191 Sq. Ft Internally

+ Pleasant Dock Views

+ Close to Royal Victoria Dock DLR

PROPERTY FEATURES

+ 24 Hour Concierge & Residents Gym

+ Service Charge: £5,672.20 Per Annum

+ Ground Rent: £500.00 Per Annum

+ Lease length Remaining: 994 Years Remaining

+ Council Tax Band; E

FOR SALE
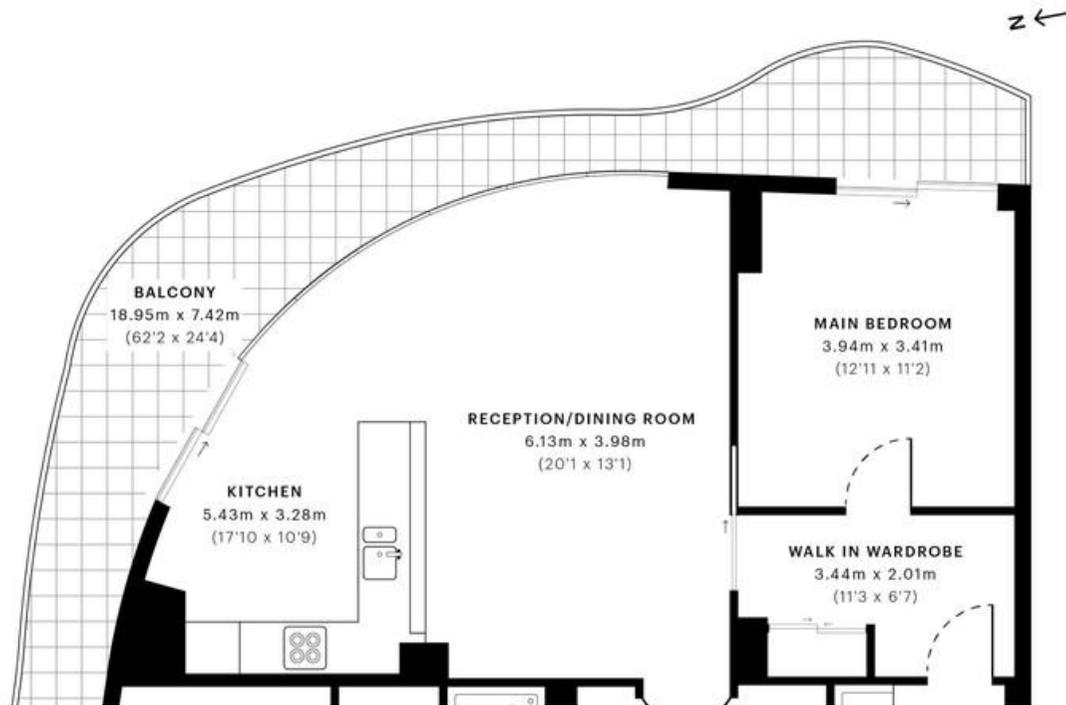## 1 TIDAL BASIN ROAD, ROYAL VICTORIA DOCK, E16

£775,000 FREEHOLD

X 3   X 1   X 3

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Tidal Basin Road, E16
CAPTURE DATE **21/01/2021**   LASER SCAN POINTS **4,386,426**

GROSS INTERNAL AREA

110.72 sqm / 1191.78 sqft

+ Ref: 12117

+ Availability: For Sale

+ Bedrooms: 3

+ Bathrooms: 3

+ Reception Rooms: 1

+ Tenure: Leasehold

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BALCONY
18.95m x 7.42m
(62'2 x 24'4)

MAIN BEDROOM
3.94m x 3.41m
(12'11 x 11'2)

RECEPTION/DINING ROOM
6.13m x 3.98m
(20'1 x 13'1)

KITCHEN
5.43m x 3.28m
(17'10 x 10'9)

WALK IN WARDROBE
3.44m x 2.01m
(11'3 x 6'7)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

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