

EBI

Hoola, 3 Tidal Basin Road, E16 1UW

Price:
£ 325,000

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Price: £ 325,000 1 bedroom house

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OVERVIEW

Set within the iconic Hoola development at 3 Tidal Basin Road, Royal Victoria Docks, E16, this stylish one-bedroom apartment offers contemporary waterside living in one of East London’s most exciting regeneration areas. Positioned on the first floor and extending to approximately 635 sq ft, the property combines modern design, a private balcony, and excellent resident amenities, making it an ideal home for professionals, first-time buyers, or investors.

The apartment features a bright and spacious open-plan living and dining area, thoughtfully designed to maximise natural light and functionality. Floor-to-ceiling glazing enhances the sense of space, while direct access to the private balcony creates a seamless connection between indoor and outdoor living, providing an ideal setting for relaxation or entertaining.

KEY FEATURES

- One-bedroom first floor apartment
- Approx. 635 sq ft living space
- Private balcony outdoor space
- Hoola waterfront development
- Bright open-plan living area
- Contemporary fitted kitchen
- 24-hour concierge service
- Private residents' gymnasium
- Royal Victoria DLR nearby
- Excellent lifestyle and investment appeal



Living/Dining/Kitchen	7790mm x 3600mm	25'6" x 11'8"
Bedroom	4430mm x 2780mm	14'5" x 9'1"
Total Area	59.0 sq m	635 sq ft



Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		

