

ERNEST-BROOKS

**Hoola Building, West Tower, Royal Victoria Dock, E16 1UP**

Price:  
£ 410,000

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Price: £ 410,000 1 bedroom house

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## OVERVIEW

Dual aspect (604 Sq. Ft) one bedroom luxury apartment set in a popular development, Hoola Building, Royal Victoria Docks. This exclusive apartment is situated in the west tower on the 8th floor of E16's premier development. The apartment compromises a well-appointed lounge/dining area with a modern kitchen, featuring inbuilt appliances, a double bedroom, bathroom and storage space throughout. There is also a large private balcony looking towards Canary Wharf.

Hoola is located perfectly between Royal Victoria (DLR Line) and new Crossrail Interchange. A short walk to Canning Town station on the Jubilee line. Easy access to Canary Wharf, the City and the West End. 15 minutes' journey by Emirates Airline Cable car from the O2 to the Excel Centre.

## KEY FEATURES

- 604 Sq Ft including balcony
- Great transport links
- Resident's gym
- Business Lounge
- Skyline views of Canary Wharf / The Thames / City of London / O2
- Fully insulated building
- Full access to well groomed garden
- Service charge: £4.25 Sq Ft pa
- Ground rent: £400
- Leasehold: 999 years

**Hoola**  
LONDON E16



