



Hoola East, 3 Tidal Basin Road, E16 1UW

Price:
£ 275,000

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OVERVIEW

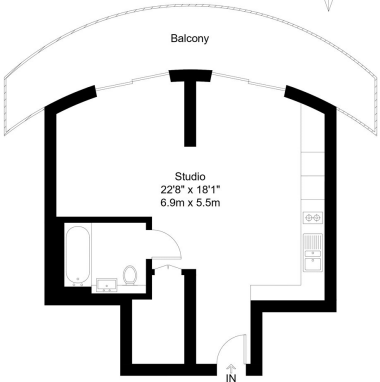
A beautifully presented studio apartment with an impressive private balcony, set within the landmark Hoola development in the heart of Royal Victoria Docks.

Extending to approximately 453 sq ft, this well-proportioned apartment offers considerably more space than many traditional studio properties, with a thoughtfully designed open-plan layout providing defined areas for living, dining and sleeping.

KEY FEATURES

- Stylish studio apartment within the landmark Hoola development
- Approximately 453 sq ft of well-designed internal accommodation
- Impressive private curved balcony
- Bright open-plan living and sleeping space
- Contemporary fitted kitchen with integrated appliances
- 24-hour concierge service
- Residents' gymnasium
- Excellent connections via Royal Victoria DLR and Custom House Elizabeth Line

Hoola East, E16
Approx Gross Internal Area = 42.1 sq m / 453 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright © BluePlan

ENERGY PERFORMANCE CERTIFICATES

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

