



1 Tidal Basin Road

Asking price £620,000

Apartment

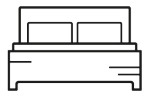
Size - 896.00 sq ft

Tenure - Leasehold

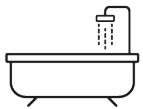
Status - Available

Council Tax Band - D

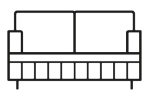
2



2



1



# 1 Tidal Basin Road, London, E16 1US

Asking price £620,000

Premium apartment situated on a high floor and offering spectacular views. The apartment comprises two spacious bedrooms, two bathrooms, a large open plan reception with floor to ceiling windows framing spectacular views across London, a modern integrated kitchen and large private balcony. The apartment benefits from underfloor heating & comfort cooling and furthermore residents enjoy the exclusive state-of-the-art gym, residents lounge and 24-hour concierge service. Located just a few moments from the heart of London's fastest growing business district, Hoola Building is incredibly well connected to Royal Victoria DLR station, Custom House Elizabeth Line and within close proximity of Canning Town tube station, Canary Wharf, the A12 and A13 motorways. Photos have been digitally staged of a similar property.

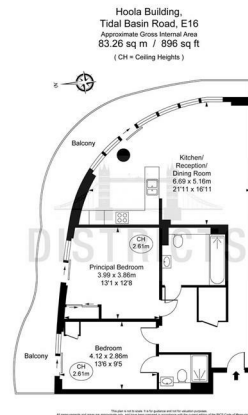
- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- EPC Rating: B
- Council Tax: D, Newham
- Access: Lift Access / Cladding: Safe – EWS1 Available

Service Charge: Approx. £5,258pa payable half yearly | Ground Rent: Approx. £450pa | Leasehold: 991 years remaining

## Key Information

- 2 Bedrooms, 2 Bathrooms
- 896 sq.ft Living Space
- High Floor
- Next to Royal Victoria DLR station, 10 mins walk to Elizabeth line
- Under-floor heating
- Comfort cooling
- 24 Hour Concierge Service
- Residents Gymnasium
- Resident's Lounge

## Floorplan



## EPC Certificate

