



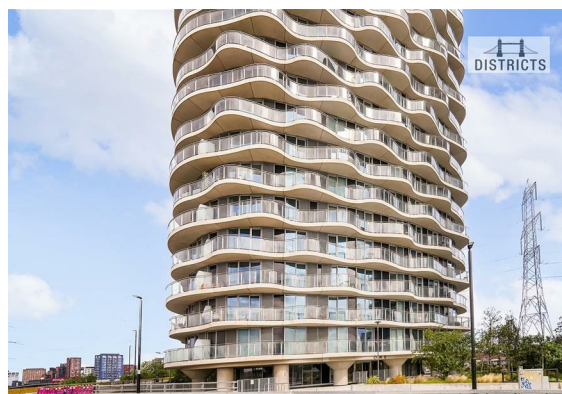
**Apartment 1302, Hoola Building 1 Tidal Basin Road,
London, E16 1US**

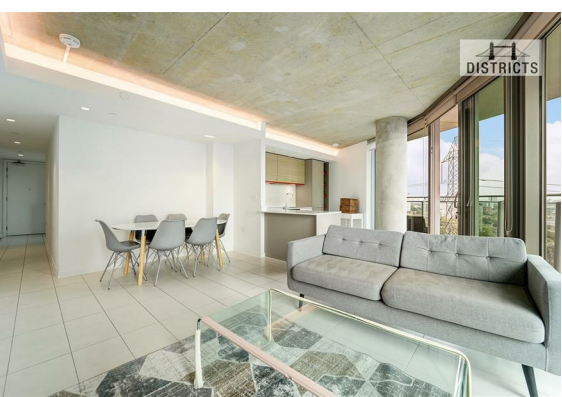
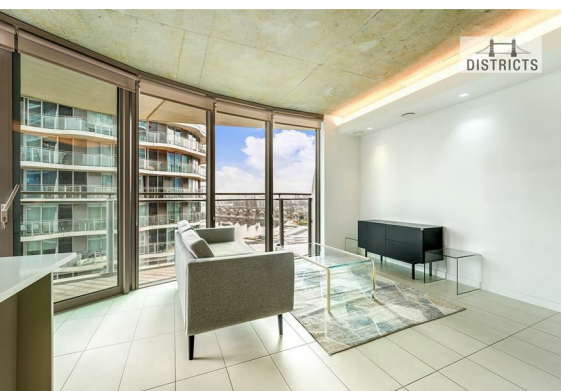
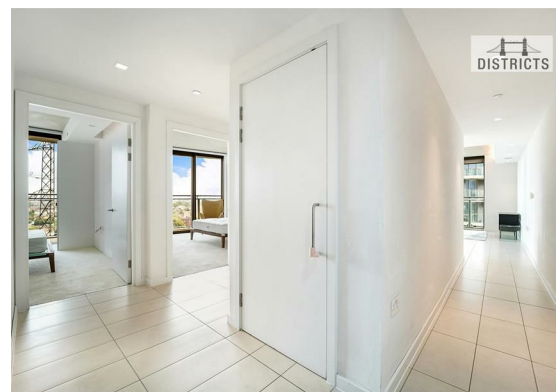
 2  2  1  B

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.

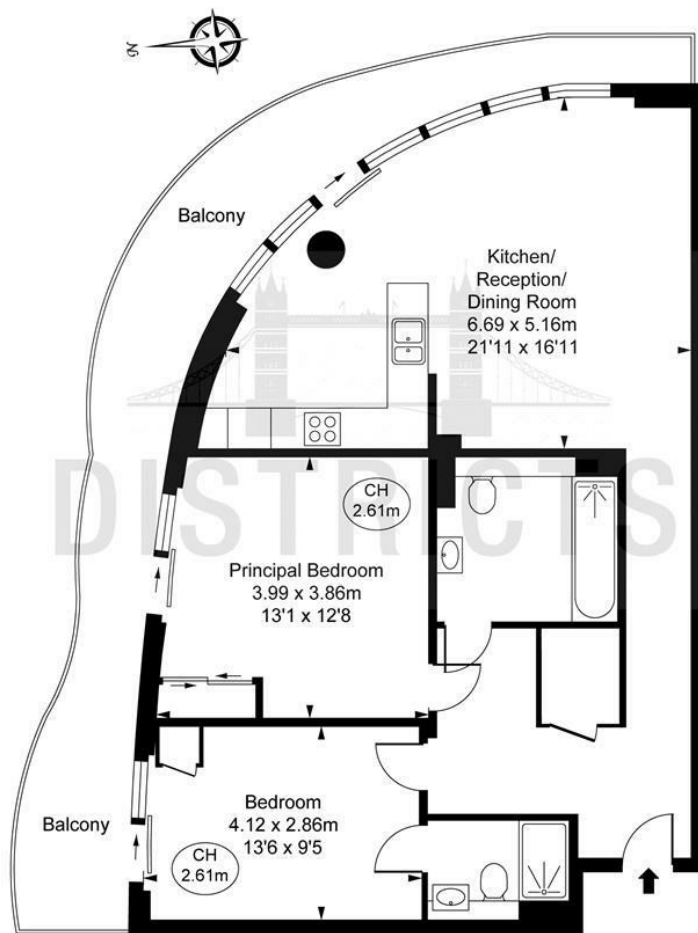
- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating & Comfort cooling and heating
- To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- 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





Hoola Building,
Tidal Basin Road, E16
Approximate Gross Internal Area
83.26 sq m / 896 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.