

Lugus  
HOMES



Apartment 506, 3 Tidal Basin Road, London, E16 1UW

Asking price £318,000





# Apartment 506, 3 Tidal Basin Road

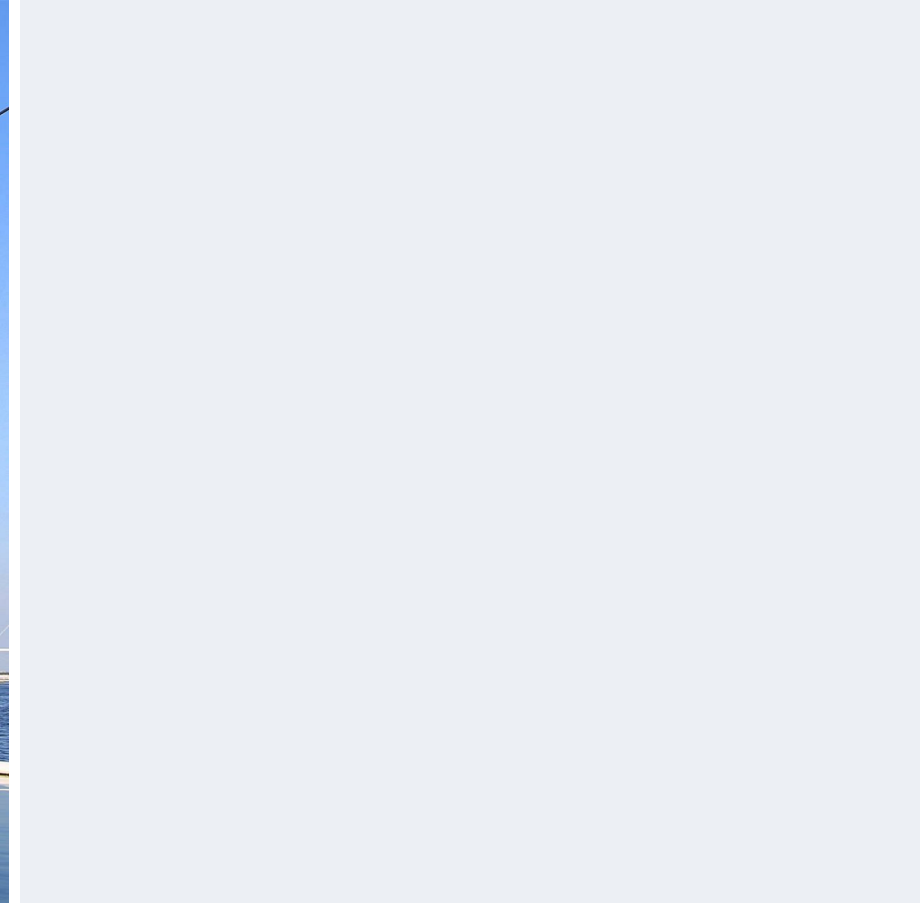
London, E16 1UW

- 5th-floor studio
- Bright open-plan layout
- Royal Victoria DLR Station – approximately 0.2 miles
- Wrap around private terrace
- Panoramic dock and city views
- Gym, lounge & concierge
- Custom House (Elizabeth Line & DLR) – approximately 0.4 miles

A stunning 5th-floor studio apartment with a large private balcony offering breathtaking views over Royal Victoria Dock, the O2, and Canary Wharf. Designed for modern city living, the apartment features a spacious open-plan layout, smart storage solutions, underfloor heating, and floor-to-ceiling windows that flood the space with natural light. The sleek, contemporary bathroom adds to the stylish feel of the home. Residents benefit from exclusive amenities, including a state-of-the-art gym, a residents' lounge, and concierge services for added comfort and security.

Situated in the heart of the Royal Docks regeneration area providing great connectivity across London. The location also offers proximity to Excel London, London City Airport, and top universities, making it ideal for professionals and students alike. The area boasts excellent local amenities, including healthcare facilities, libraries, and sports centers. Transport links are exceptional, with Royal Victoria DLR and Custom House (Crossrail/Elizabeth Line) just minutes away, while Canning Town station (Jubilee Line) offers quick access to Canary Wharf, the City, and the West End. For a unique commuting experience, the Emirates Airline Cable Car provides a scenic 15-minute journey from the O2 to Excel.





Directions





Welcome to  
**THE Crystal**  
Meetings & Conferences Events

P  
Permit  
holders only

Sturwintz

## Floor Plans



### Apartment type 1

#### Studio apartment

West Tower: Floors 01-08  
Apartment numbers: 106, 206, 306, 406, 506, 606, 706 and 806

East Tower: Floors 01-08  
Apartment numbers: 106, 206, 306, 406, 506, 606, 706 and 806

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Living area  
6900mm x 5500mm    22'6" x 18'0"

Total Area    42.1 sq m    453 sq ft

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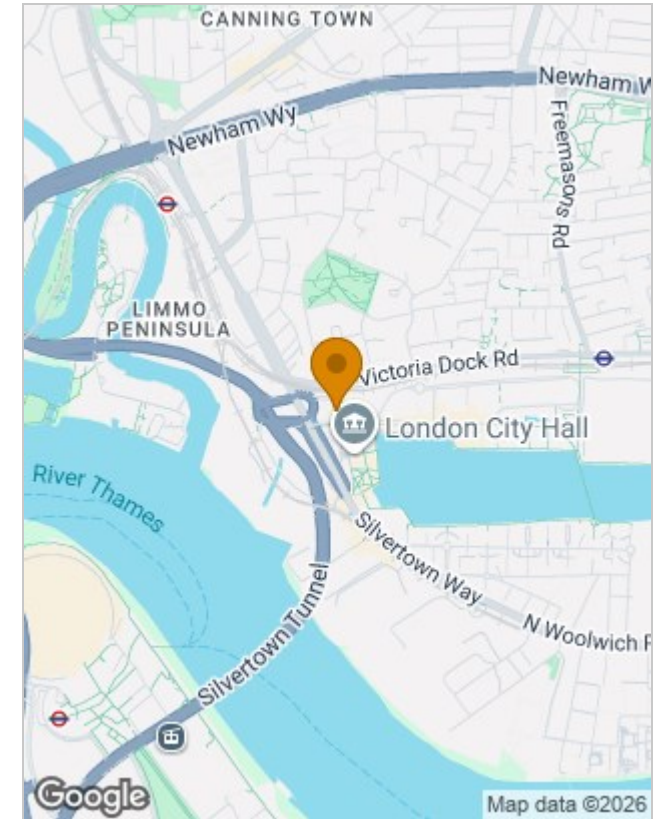
West Tower      East Tower




South Elevation



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Lugas Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.