



SPENCER JAMES
RESIDENTIAL

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**** Two Bedrooms, Two Bathrooms ****

**** Spacious Open Plan Living Area ****

**** Secure Parking Included ****

**** Wrap Around Balcony ****

**** Underfloor Heating Throughout ****

**** Residents Gym, Business Lounge & Concierge ****

**** EPC: B / Council Tax: D ****



The Hoola, Tidal Basin Road, London, E16
Leasehold

Offers in Excess of £475,000



Luxury Two-Bedroom Apartment with Wrap-Around Balcony, Concierge, Gym & Secure Parking

Situated on the fifth floor of this striking landmark development, this exceptional two-bedroom, two-bathroom apartment offers stylish contemporary living with spectacular dock views, premium resident facilities and an enviable location just moments from Royal Victoria DLR Station. Beautifully presented throughout, the apartment boasts a bright and spacious open-plan living and dining area, seamlessly complemented by a sleek, fully fitted contemporary kitchen, creating the perfect space for both everyday living and entertaining. Floor-to-ceiling windows flood the accommodation with natural light while providing direct access to the impressive wrap-around balcony, where you can enjoy panoramic dock views and outdoor living throughout the year. The property offers two generous double bedrooms, including a superb principal suite complete with a stylish en-suite shower room. A further contemporary family bathroom and a spacious entrance hallway with excellent built-in storage complete this beautifully designed home.

Residents of this prestigious development benefit from an outstanding range of exclusive facilities, including a 24-hour concierge service, a fully equipped residents' gym, a stylish business lounge, secure entry system and an allocated underground parking space. Perfectly positioned within the heart of the Royal Docks regeneration area, the apartment is just a short walk from Royal Victoria DLR Station, providing excellent connections to Canary Wharf, the City and London City Airport. The ExCeL London exhibition centre, Thames riverside, Elizabeth Line via Custom House, and an excellent selection of cafés, restaurants and bars are all within easy reach, making this an ideal home for professionals and a superb investment opportunity. Combining luxury living, first-class resident amenities, secure parking and excellent transport links, this outstanding apartment offers an exceptional lifestyle in one of East London's fastest growing and most exciting waterfront destinations.

Accommodation Comprises:

Lounge/Diner

Tiled flooring, under floor heating, double glazed windows to side overlooking the docks, open plan to kitchen, double glazed balcony door giving access to balcony.

Kitchen Area

Range of eye and base level units, kitchen appliances including electric oven, four ring electric hob with extractor over, fridge freezer, dishwasher, sink with mixer tap, double glazed window to side, open plan to lounge.

Bedroom One

Carpet flooring, built in wardrobe, door to en-suite shower room, double glazed door to balcony.

En-Suite Shower Room

Fully tiled shower room, wall mounted towel rail, three piece suite comprising of low level wc, wash hand basin with mixer tap over, large shower cubicle, large mirror.

Bedroom Two

Carpet flooring, built in wardrobe, door to bathroom, double glazed door to balcony.

Family Bathroom

Fully tiled bathroom, wall mounted towel rail, three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower head, large mirror, door to bedroom two.

Balcony

Wrap around balcony providing large external space.

Externally

Allocated underground parking, 24 hour concierge, residents gym, residents business lounge, lift access.

Lease Details

Service Charge - £4,722 per annum

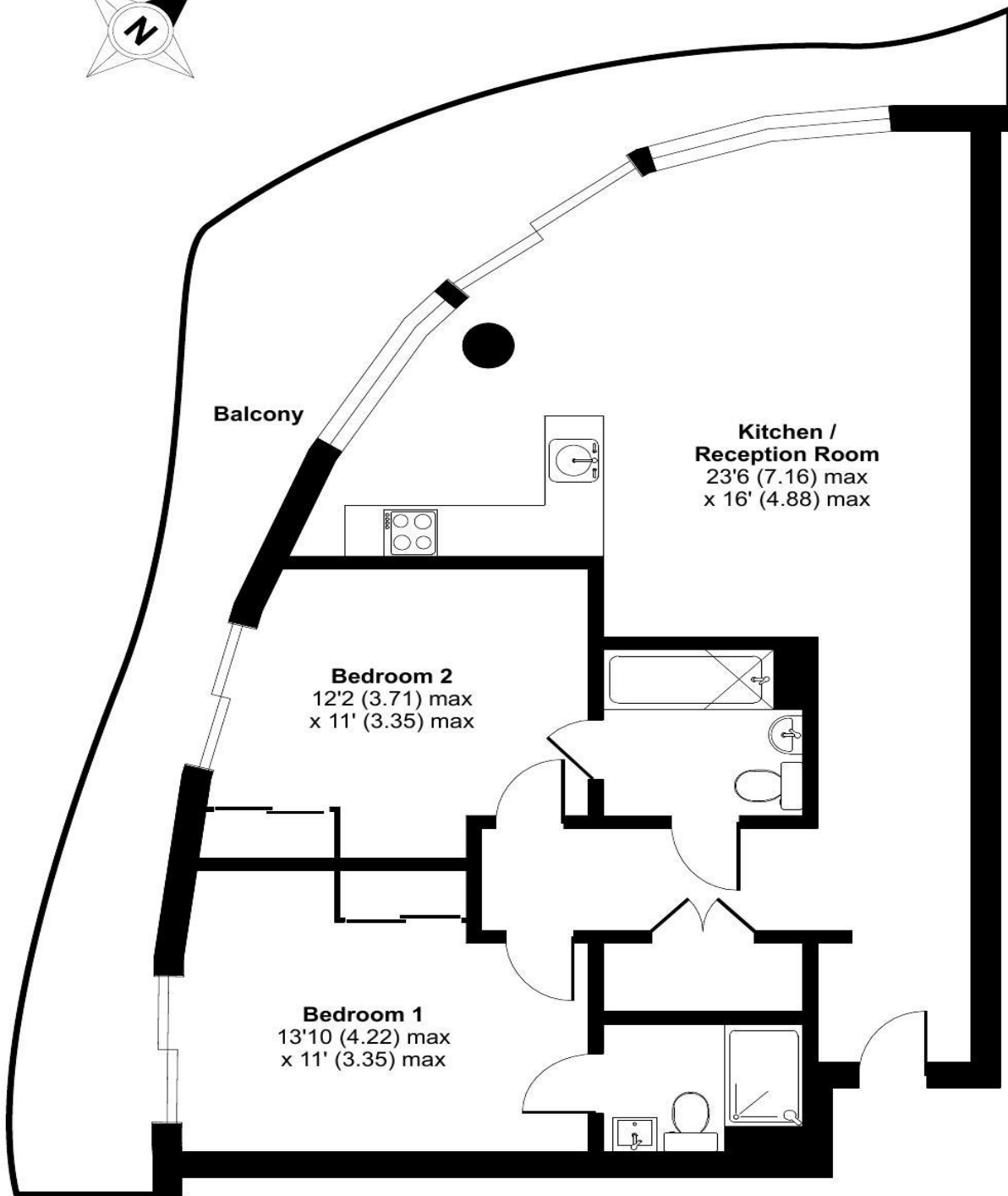
Ground Rent - £450 per annum

Lease Remaining - 985 Years

Tidal Basin Road, London, E16

Approximate Area = 916 sq ft / 85.1 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencer James Residential. REF: 1271801





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