

COURTYARD APARTMENTS, AVANTGARDE PLACE, LONDON, E1  
**£700,000 LEASEHOLD**

## FANTASTIC TWO DOUBLE BEDROOM/TWO BATHROOM APARTMENT WITH PRIVATE BALCONY

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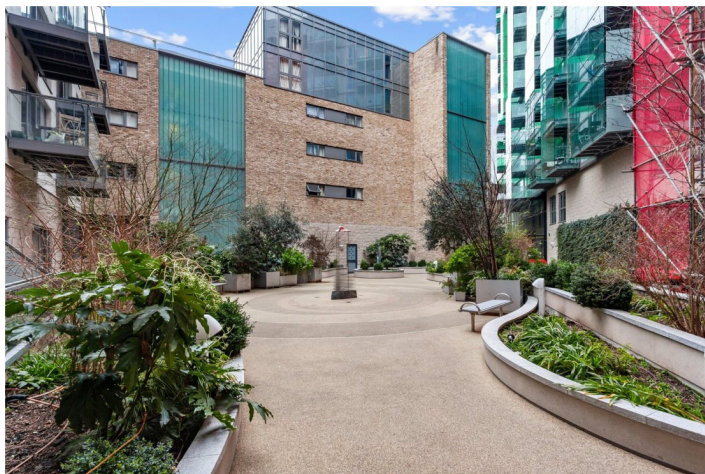


### DESCRIPTION:

Being offered chain-free is this stunning two double bedroom/two-bathroom apartment with private balcony available on the second floor of this beautiful modern development. The property comprises of entrance hall with large storage cupboard, master bedroom with built in wardrobes and en-suite bathroom. There is also a spacious second double bedroom with fitted wardrobe and family bathroom with white three-piece suite. Furthermore, there is a wonderfully bright open plan reception room/kitchen with built in appliances leading to a private balcony.

The apartment also benefits from 24 hour concierge, access to a residents only gym, bike storage roof terrace and communal gardens. Avant Garde is located seconds from Shoreditch High Street Station and is within easy walking distance of Liverpool Street Station, Old Street, Aldgate and Whitechapel. It's also ideally placed for City workers who want walk to and from the office or those who want a commute to Canary Wharf in around 15 minutes.

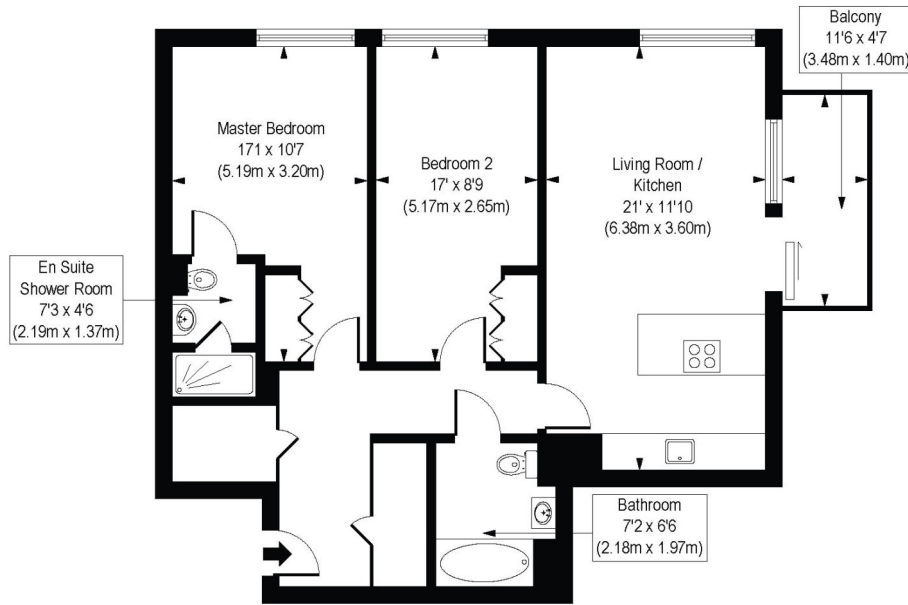
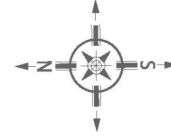
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# Avantgarde Place, E1

Approx. Gross Internal Floor Area 831 sq. ft / 77.21 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	89	89
(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, Scotland & Wales		EU Directive 2002/91/EC	

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