



AVANTGARDE TOWER, AVANTGARDE PLACE, LONDON, E1
£750,000 LEASEHOLD

AN IMPRESSIVE TWO BEDROOM TWO BATHROOM APARTMENT NEXT TO SHOREDITCH HIGH STREET STATION

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk





DESCRIPTION:

A breathtaking two-bedroom, two-bathroom City apartment located on the eleventh floor of the highly sought-after Avant Garde 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 bath and shower over attachment, floor to ceiling tiles, wall mounted mirror, chrome towel rails and spotlights. Furthermore, there is a wonderfully bright open plan reception room/kitchen with built in appliances leading to a private balcony.

Additional benefits are the comfort cooling system, 24hr concierge service, communal gym, resident's lounge, courtyard garden and roof terrace.

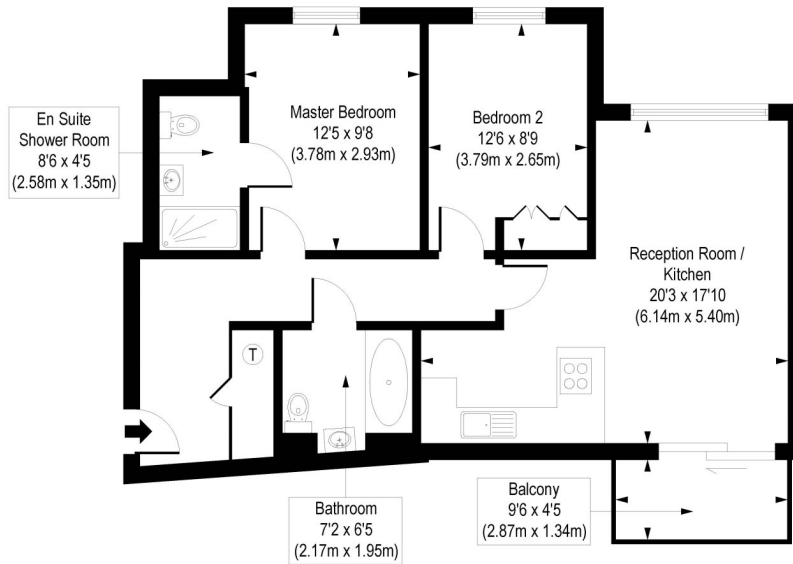
Avant Garde is seconds from Shoreditch High Street Station and is within walking distance of Liverpool Street Station offering access across the City. You also have Brick Lane and Spitalfields Market on your doorstep with a vast array of boutique shops, art galleries, pop ups, cafes, bars and restaurants.

Winkworth



Winkworth

Avantgarde Tower, Avantgarde Place, E1
 Approx. Gross Internal Floor Area 740 sq. ft / 68.74 sq. m



Eleventh 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-)	A		
(81-91)	B	85	86
(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	

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.