



A striking apartment with a breath-taking view of the City.

Avantgarde Tower, 1 Avantgarde Place, London, E1

£900,000 Leasehold (988 years remaining)



Two bedrooms • Two bathrooms • Reception Room

Eighteenth floor apartment • Stunning City views • Secure underground parking space • Two balconies • Concierge • Residents lounge and gym • Easy access to City and transport links

Local Information

The Avantgarde development is located in the heart of Shoreditch, seconds away from Shoreditch High Street, Redchurch Street and the Boxpark.

Shoreditch High Street Station is approximately 190 yards and Liverpool Street station is approximately 0.5 miles.

The local shopping, restaurants and nightlife are amongst the best you'll find anywhere in London. The close proximity to the City and the ease of transport links makes this building a popular choice for professionals working the financial district.

About this property

An incredible eighteenth floor two bedroom apartment with a spectacular view over the City skyline.

Internally the flat is approximately 800 square feet, arranged with two bedrooms, two bathrooms and a spacious lounge/kitchen. There is ample storage with fitted cupboards in both bedrooms and there are two balconies coming off the lounge and principal bedroom.

The reception wall features floor to ceiling glass framing a stunning picture of the City.

Avantgarde is a landmark development which was completed in 2014 and features an inviting communal lobby with concierge, residents gym and courtyard. The apartment is also being sold with the benefit of a parking space in the secure underground garage.

Tenure

Leasehold(988 years remaining)

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.

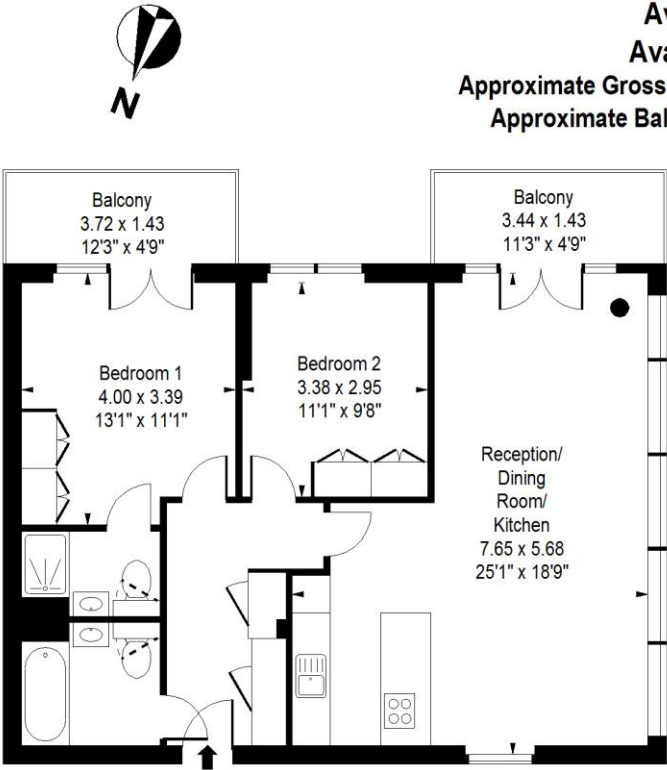




Avantgarde Tower, 1 Avantgarde Place, London, E1
Gross Internal Area 753 sq ft, 70 m²

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Eighteenth Floor

Avantgarde Tower,
Avantgarde Place, E1
Approximate Gross Internal Area = 800 sq ft / 74.32 sqm
Approximate Balcony Area = 114 sq ft / 10.59 sqm

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(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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