



# Avantgarde Place, London, E1

Asking Price: £730,000

Benham  
& Reeves

# Avantgarde Place, London, E1

 2 Bedroom (s)  1 Bathroom  Leasehold

This modern home features two well-proportioned double bedrooms, both with built-in wardrobes, including and an en-suite bathroom to the principal. Additionally, the apartment offers a sleek family bathroom, a contemporary kitchen, and a generously sized reception area that opens onto a large covered balcony.

Residents benefit from a range of premium amenities, including a 24-hour concierge service, a communal courtyard, a rooftop terrace, secure bicycle storage, a dedicated parking space, and access to an on-site gymnasium.

Perfectly located on the doorstep of Shoreditch High Street, this property is surrounded by an array of vibrant bars, restaurants, and boutique shops.

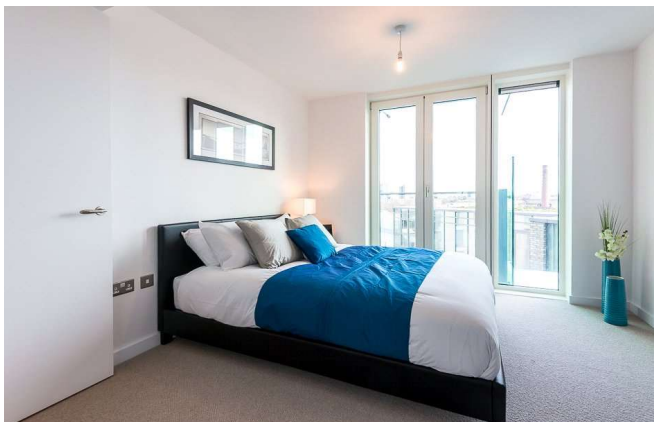
Excellent transport links are within walking distance, including Shoreditch High Street Station (Overground), Liverpool Street (Elizabeth Line), and Old Street Station, ensuring easy access across London.

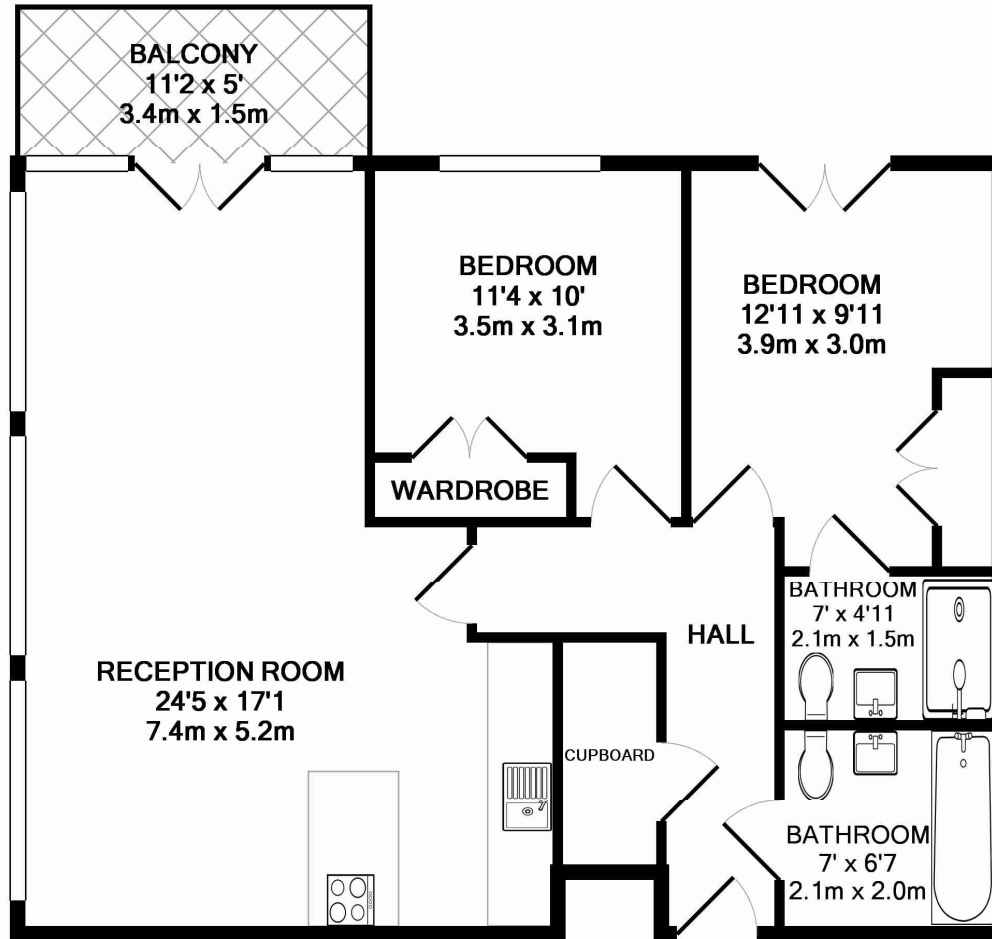




## Property Features:

- Two Bedrooms
- Two Bathrooms
- 24 Hour Concierge
- Residents' Gymnasium
- Roof Terrace
- Comfort Cooling/Heating
- Central Shoreditch Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

AVANT-GARDE APARTMENTS, AVANT GARDE PLACE, E1  
TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£730,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 984 Years Remaining
Ground Rent:	£400.00 (per annum) 2024
Service Charge:	£7,802 (per annum) 2024
Anticipated Rent:	£2,200 pcm Approx. 3.6% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240003

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W: [www.benhams.com](http://www.benhams.com)

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