



Avantgarde Tower, Avantgarde Place, Shoreditch, E1

Asking Price: £625,000

Benham
& Reeves

Avantgarde Tower, Avantgarde Place, Shoreditch, E1

 2 Bedroom (s)  2 Bathroom (s)  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.

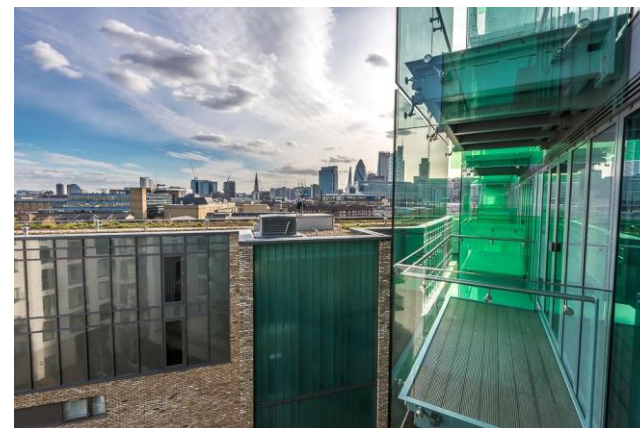
Residents benefit from a range of premium amenities, including a 24-hour concierge service, a communal courtyard, a rooftop terrace, secure bicycle storage, and access to an on-site gymnasium.

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

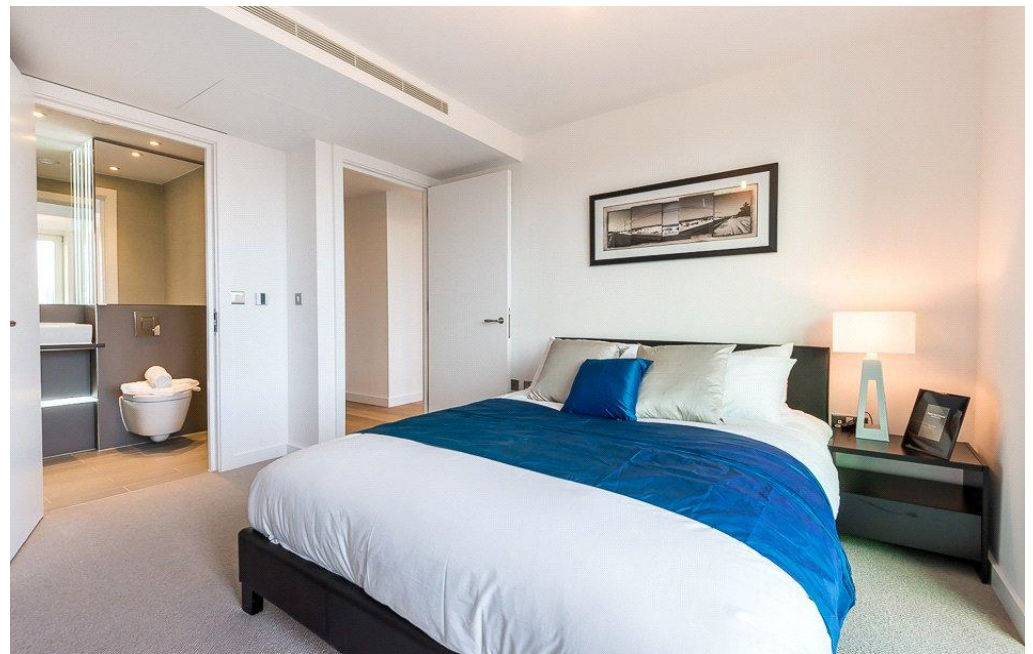
Excellent transport links are within walking distance, including Shoreditch High Street Station (Overground), Liverpool Street (Elizabeth Line), and Old Street Station, ensuring easy access across London.

Please note that this property is currently rented, photographs were taken prior to the current tenancy

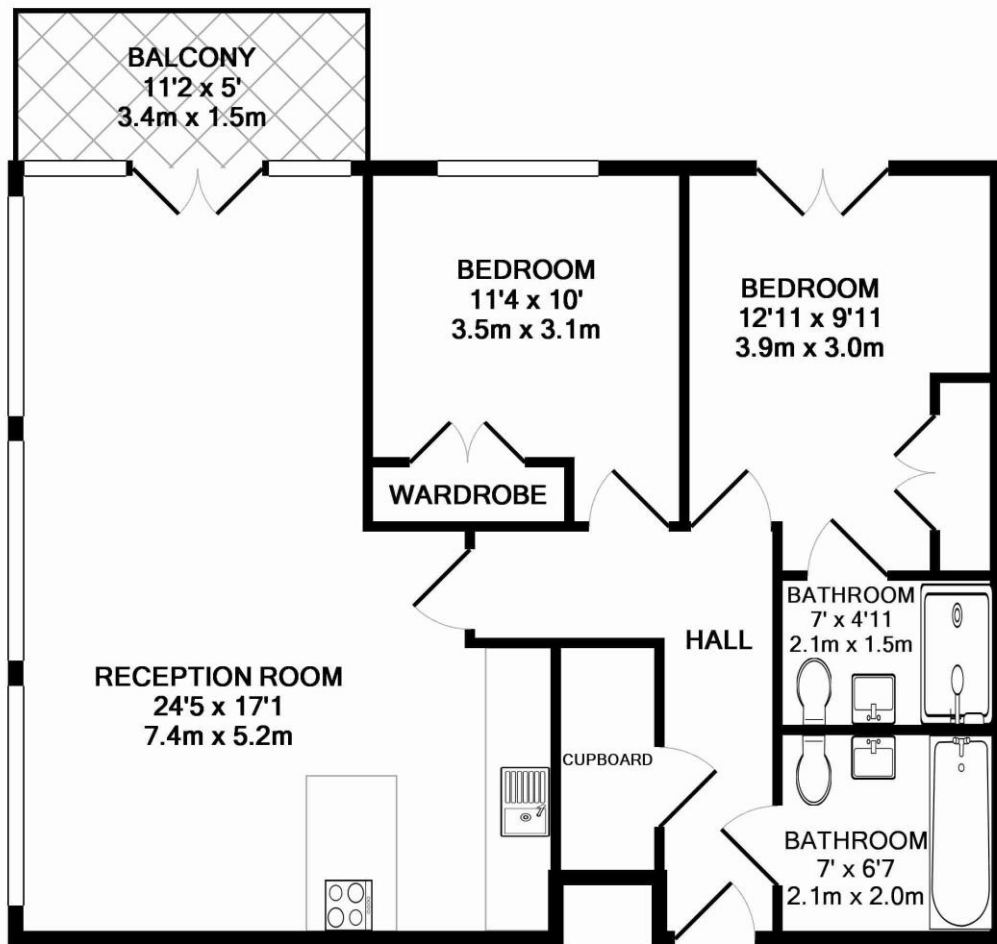
- Two Bedrooms
- Two Bathrooms
- 24 Hour Concierge
- Residents' Gymnasium
- Roof Terrace
- Comfort Cooling/Heating
- Central Shoreditch Location



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(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	

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:	£625,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£400.00 (per annum) 2026
Service Charge:	£8,001.90 (per annum) 2026
Anticipated Rent:	£3,163.00 pcm Approx. 5.8% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240003

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