



AVANTGARDE TOWER, AVANTGARDE PLACE, LONDON, E1  
**£695,000 LEASEHOLD**

## BEAUTIFULLY MAINTAINED SIXTH-FLOOR APARTMENT IN SOUGHT-AFTER AVANTGARDE TOWER

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## DESCRIPTION:

Located on the sixth floor of the highly regarded Avantgarde Tower, this immaculate two-bedroom, two-bathroom apartment offers approximately 780 sqft of beautifully appointed contemporary living space.

Owner occupied since the development was completed, the apartment has been exceptionally well maintained and remains in excellent condition throughout. Finished to a high specification, it features elegant wooden flooring, air conditioning, and a bright open-plan living and dining area, ideal for both relaxing and entertaining. The contemporary kitchen is fitted with premium integrated appliances and sleek cabinetry, while the luxurious bathrooms are finished with high-quality fixtures and fittings. The apartment also benefits from an abundance of built-in storage, including fitted wardrobes in both double bedrooms, providing excellent practicality for modern living.

The spacious principal bedroom features a stylish en-suite bathroom, while the generous second double bedroom is served by a contemporary family bathroom.

Residents of the highly regarded Avantgarde Tower enjoy an exceptional range of amenities, including a 24-hour concierge, a fully equipped residents' gym, and an exclusive residents' lounge. Ideally positioned with excellent transport links, the property is just moments from Shoreditch's renowned cafés, award-winning restaurants, and boutique shops, while offering convenient access to the City, Canary Wharf, and the West End.

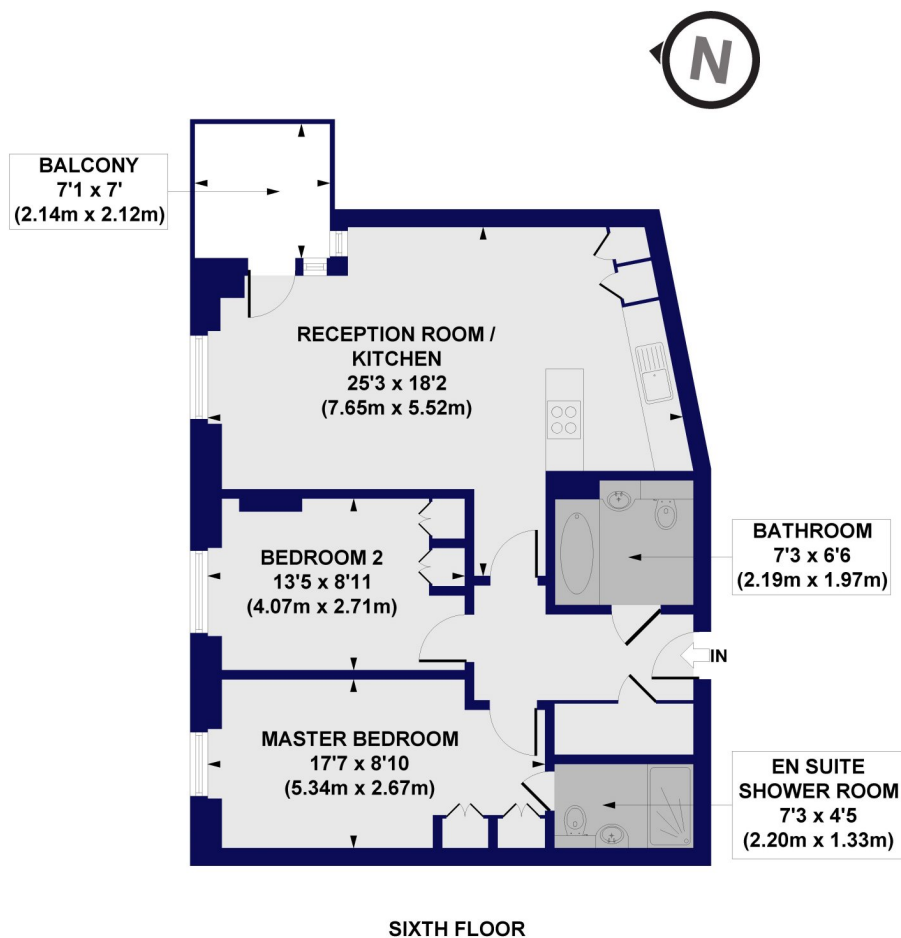
Combining luxury, convenience, and an enviable East London location, this superb apartment presents an outstanding opportunity for both owner-occupiers and investors alike.

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**Avantgarde Tower, Avantgarde Place, E1**  
**Approx. Gross Internal Floor Area 779 sq. ft / 72.40 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 81 B    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



<https://www.winkworth.co.uk/sale/property/SO260146>

**Tenure:** Leasehold

**Term:** 983 year and 9 months (Subject to change)

**Service Charge:** £7,700 per annum (approx.)

**Ground Rent:** £400 Annually (Subject to review)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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