



TUCANA COURT, CYGNET STREET, LONDON, E1
£450,000 LEASEHOLD

1 BEDROOM GROUND FLOOR FLAT WITH PRIVATE BALCONY | AVANTGARDE DEVELOPMENT | 633 SQ FT

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

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DESCRIPTION:

Set within the sought-after Avantgarde development in the heart of Shoreditch, this well-presented one-bedroom ground floor apartment offers approximately 633 sqft of well-proportioned living space, complemented by a private balcony and beautifully maintained communal gardens.

The property is in very good condition throughout, having experienced minimal wear and tear since the development was completed in 2013. The accommodation comprises a generously sized double bedroom, a spacious open-plan kitchen and reception room, a contemporary bathroom and a private balcony.

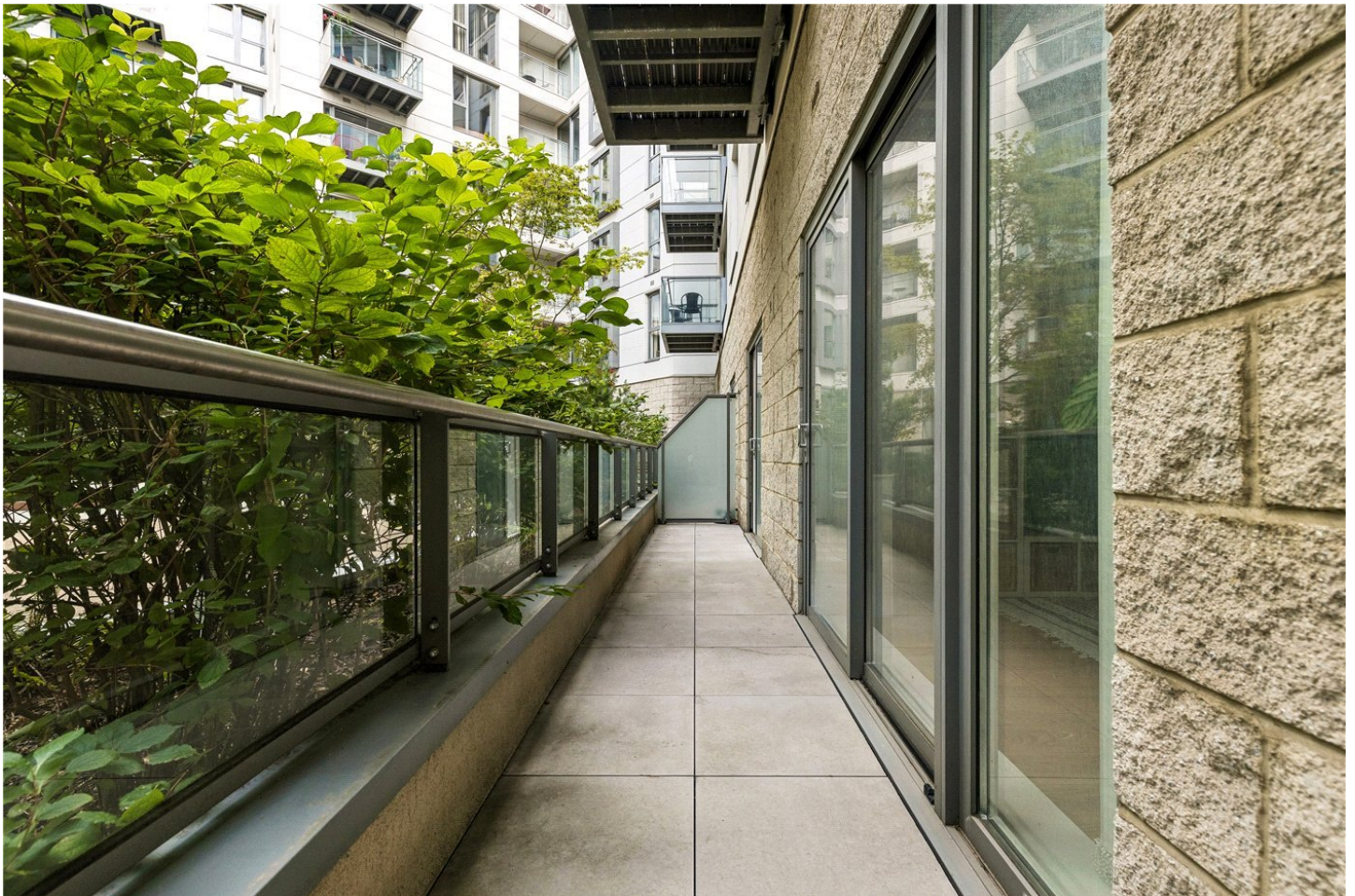
The generous open-plan kitchen and living space provides an excellent area for both relaxing and entertaining, with the room leading directly onto the private balcony. This seamless connection between the interior and exterior creates a particularly appealing living environment.

Residents of the Avantgarde also benefit from beautifully maintained communal gardens, providing a peaceful and attractive green space within the development.

The property enjoys an enviable location in the heart of Shoreditch, with the vibrant selection of restaurants, cafés, bars, galleries and boutiques of Shoreditch and Spitalfields right on the doorstep. Liverpool Street Station and Shoreditch High Street Station are both within easy walking distance, providing excellent connections across London, including the City, Canary Wharf and beyond.

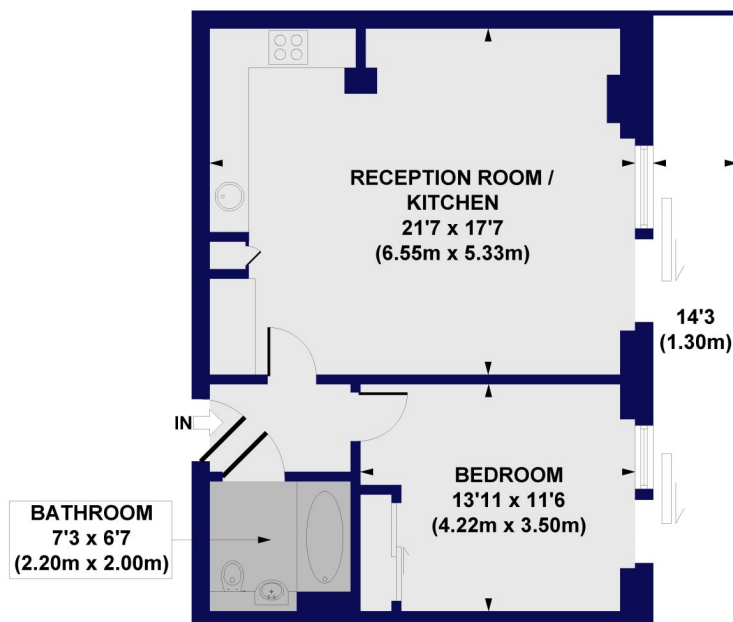
Offered chain free, this well-maintained apartment would make an excellent home for a first-time buyer or professional couple, as well as an attractive investment opportunity.

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Tucana Court, Cygnet Street, E1
Approx. Gross Internal Floor Area 633 sq. ft / 58.82 sq. m



GROUND FLOOR

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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO240412>

Tenure: Leasehold

Term: 0 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

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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