



TUCANA COURT, CYGNET STREET, LONDON, E1  
£500,000 LEASEHOLD

## A SUBLIME FIRST FLOOR ONE BEDROOM APARTMENT IN THE HIGHLY COVETED AVANTGARDE TOWER.

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

**Winkworth**





## DESCRIPTION:

A fantastic one double bedroom apartment with private balcony available on the first floor of this modern block, which forms part of the prestigious Avantgarde development. The property comprises a wide entrance hall with large storage cupboard, master bedroom with built in wardrobe, family bathroom with white three-piece suite and wall mounted mirror. Furthermore, there is an open plan kitchen/reception room with floor to ceiling windows, flooding the property with natural light and built in appliances including; fridge/freezer, washer dryer, dishwasher, electric hob/oven and beautiful worktops. The flat also benefits from an east-facing private balcony which leads off from the living room.

Tucana Court features a secure fob entry system, as well as a tranquil communal courtyard. Other features of the property include Bosch kitchen appliances and luxurious finishing's throughout. Located just off Brick Lane this property is ideally placed with an array of boutique shops, cafes, pop ups, bars, and restaurants on your doorstep. Bethnal Green Road, Commercial Street, Spitalfields Market and Columbia Road are also all within easy walking distance putting you right in the centre of everything Shoreditch. Shoreditch High Street station is less than 5 minutes' walk away and Liverpool Street and Aldgate East are a short stroll away offering fantastic access across the City.

**Winkworth**





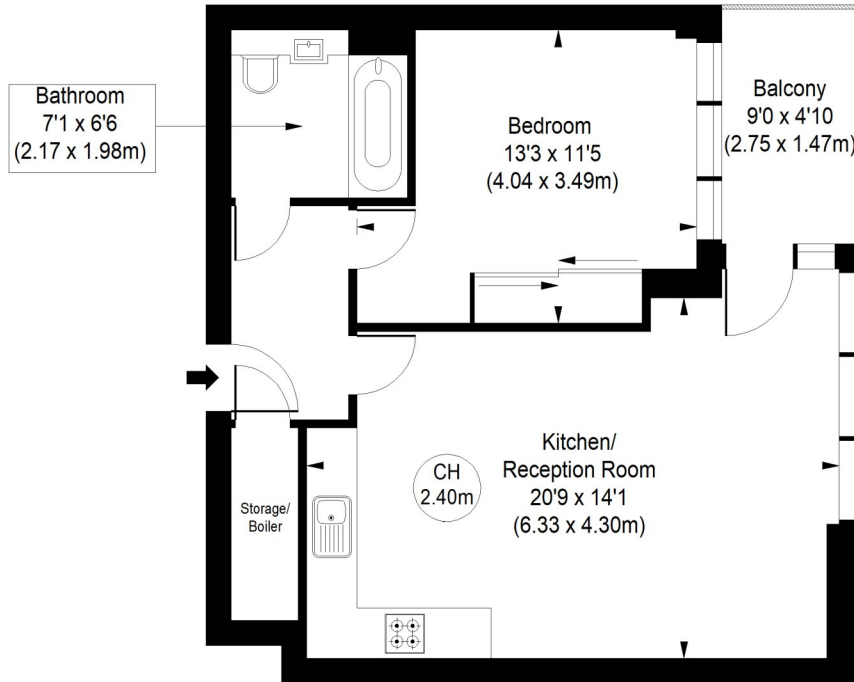
**Winkworth**

# Tucana Court, E1

Approximate Gross Internal Area 526 Sq. ft / 48.87 Sq. m



Key :  
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.