

**AVANTGARDE TOWER, 1 AVANTGARDE PLACE, LONDON, E1  
£2,350 PER MONTH FURNISHED, PART FURNISHED, UNFURNISHED**

**A STYLISH SECOND FLOOR ONE BEDROOM  
APARTMENT IN THIS EXCLUSIVE DEVELOPMENT  
WITH 24HR CONCIERGE AND GYM.**

**Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)**

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently

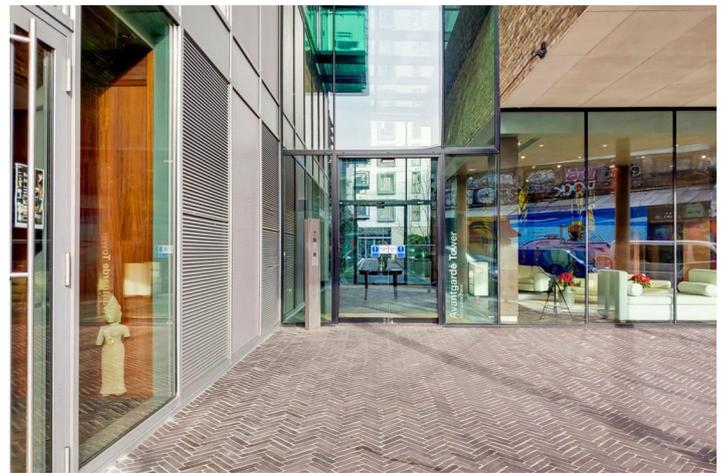


## DESCRIPTION:

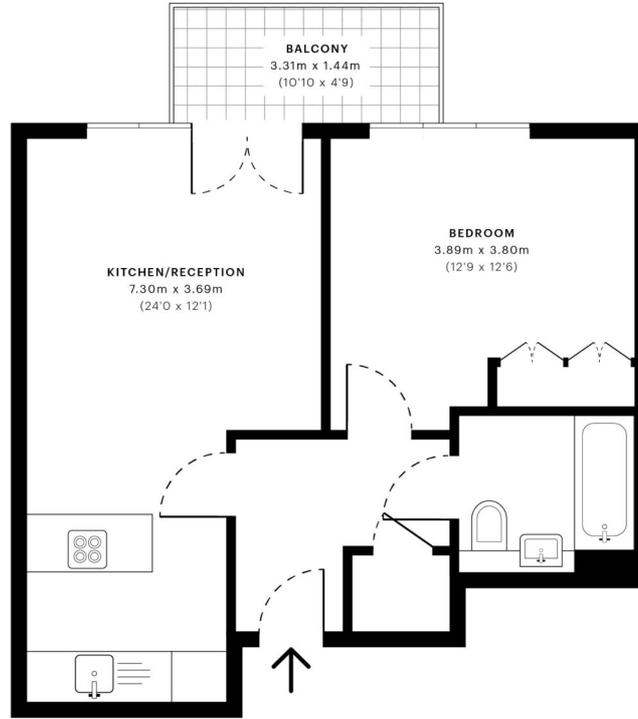
A stunning one double bedroom apartment with private balcony available on the second floor of this beautiful modern development. The property comprises of entrance hall with large storage cupboard, master bedroom with built in wardrobes. Furthermore, the property benefits from additional underfloor heating and there is a wonderfully bright open plan reception room/kitchen with built in appliances leading to a private balcony facing the private internal courtyard.

The apartment also benefits from 24 hour concierge, a residents only gym, bike storage and communal gardens. The development is located moments from Shoreditch High Street Station and is within close proximity of Liverpool Street, Old Street, Aldgate and Whitechapel. It's also ideally placed for City workers to walk to the office or those who want a commute to Canary Wharf in around 15 minutes. Nearby attractions include Brick Lane, Spitalfields Market and Columbia Road Flower Market with a vast array of boutique shops, art galleries, pop ups, cafes, trendy bars and restaurants.

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— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
48.1 Sqm / 518.2 Sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
46.4 Sqm / 499.6 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
4.7 Sqm / 51.1 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL  
52.9 Sqm / 569.3 Sqft

IPMS 3C RESIDENTIAL  
51.2 Sqm / 550.7 Sqft

SPEC ID  
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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.