



AVANTGARDE TOWER, 1 AVANTGARDE PLACE, LONDON, E1
£1,900 PER MONTH FURNISHED

**A SUBLIME FIFTH FLOOR ONE BEDROOM
 APARTMENT IN THE HIGHLY COVETED
 AVANTGARDE TOWER.**

Shoreditch | 020 7749 7650 | 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

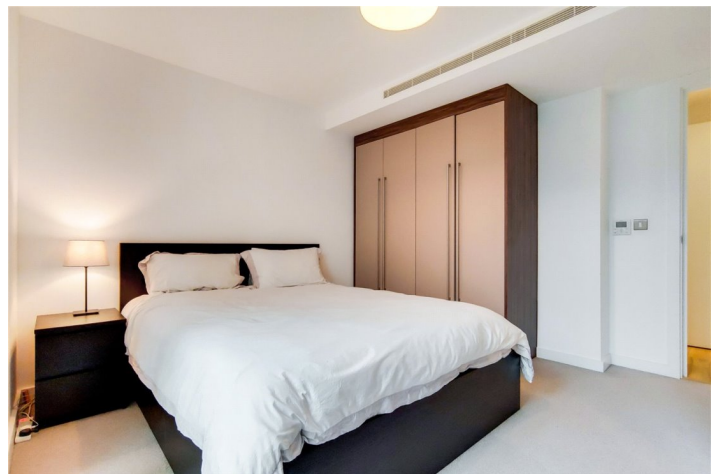
See things differently



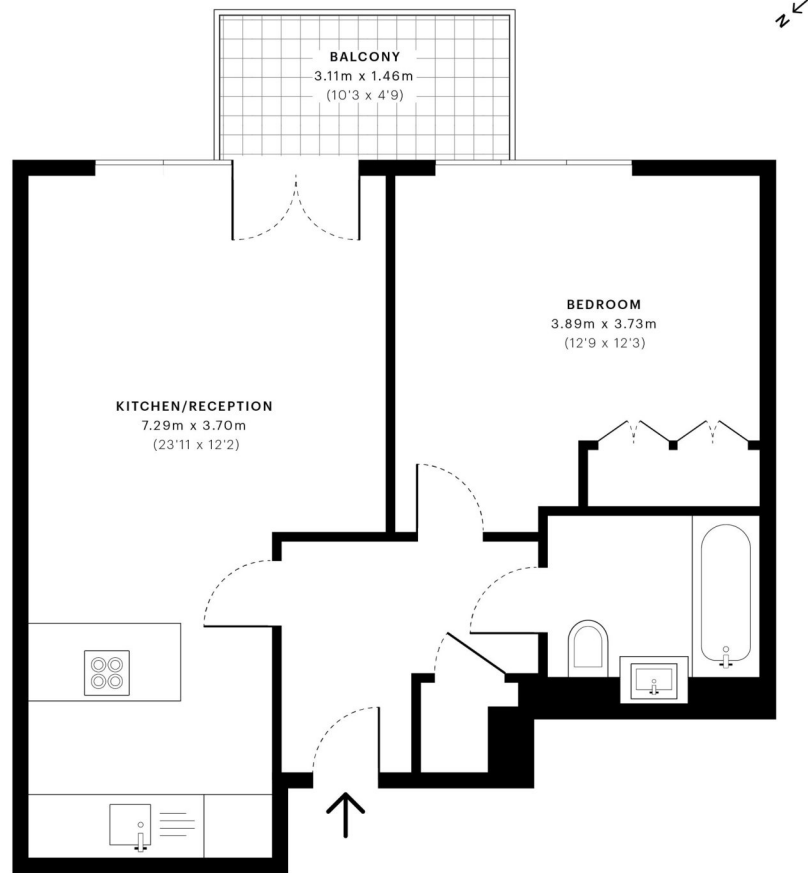
DESCRIPTION:

A sublime fifth floor one bedroom apartment in the highly coveted Avantgarde Tower. This property comprises one double bedroom, bathroom with shower, open-plan kitchen living room, floor to ceiling glass, wood floors, granite work tops, comfort cooling system and has a high standard finish throughout. The building benefits from communal roof terrace, large gym and concierge service. Offered fully furnished.

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GROSS INTERNAL AREA (GIA)
The footprint of the property.
47.3 Sqm / 509.1 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
45.7 Sqm / 492.2 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.6 Sqm / 49.0 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
51.9 Sqm / 558.2 Sqft

IPMS 3C RESIDENTIAL
50.3 Sqm / 541.2 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.