



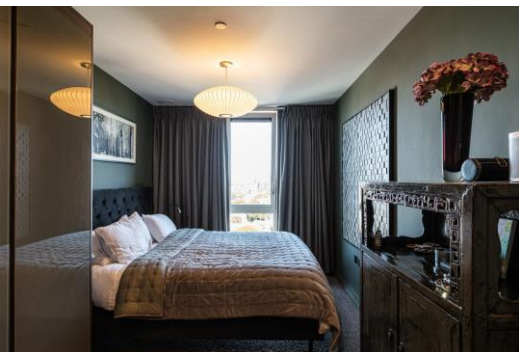
Avantgarde Tower

Avantgarde Place, E1

OIEO £1,250,000

An outstanding two-bedroom, two-bathroom apartment set on the twentieth floor amongst the penthouse levels of a popular modern development, boasting an exceptional roof terrace with unbeatable panoramic views of London.

CHESTERTONS



Avantgarde Tower

1 Avantgarde Place, E1

- Phenomenal apartment set on the 20th Penthouse level
- Lateral space exceeding 1000 sq ft
- Two bedrooms
- Two bathrooms
- Jaw dropping, panoramic views across London
- Large terrace which frames the exceptional views
- Secure allocated parking available by separate negotiation
- 24 hour concierge



An outstanding two-bedroom, two-bathroom apartment set on the twentieth floor amongst the penthouse levels of a popular modern development, boasting an exceptional roof terrace with unbeatable panoramic views of London. Luxury specifications throughout every room enhance the sense of comfort and sophistication, while showcasing the breath-taking views from every window. The open-plan layout of the living and kitchen area provides the perfect space for entertaining, complete with a generous island and a high-specification kitchen with integrated appliances. The spacious principal bedroom benefits from a luxurious en-suite shower room and well-proportioned built-in wardrobes. The generous guest bedroom also offers ample built-in storage. The main bathroom is finished to an exceptional standard, featuring a bath and a luxury overhead shower. Secure allocated parking available by separate negotiation. This superb apartment must be viewed to be fully appreciated. Nestled between Redchurch Street and Boxpark in the heart of Shoreditch, the location is brimming with fashion boutiques, concept stores, cafés, restaurants, and eateries. Established brands sit alongside independent shops, Michelin-starred restaurants next to the newest culinary successes - making it, for many, the very best of Shoreditch. Transport connections are excellent: Shoreditch High Street Overground station is just a short walk away, providing fast links to Canada Water and the West End. Liverpool Street Station is half a mile away, and the Underground is easily accessible from Old Street Station.

Tenure: Leasehold 984 years 3 months

Service Charge: £11512

Ground Rent: £500

Local Authority: Tower Hamlets

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

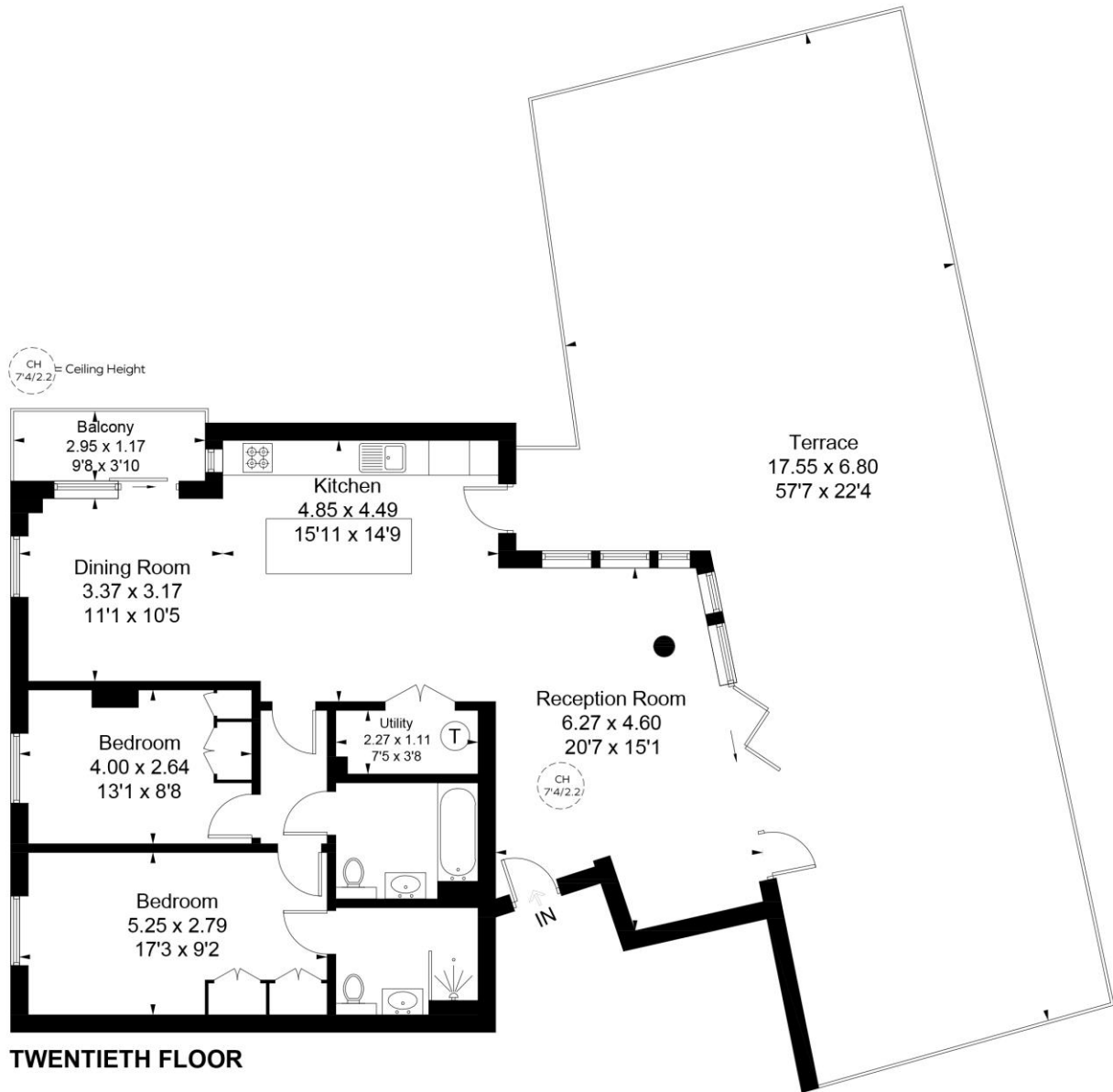
islington@chestertons.co.uk

020 7359 9777

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AVANTGARDE TOWER, E1

APPROXIMATE GROSS INTERNAL AREA
TWENTIETH FLOOR = 1080 SQ FT / 100.3 SQ M



THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1242838)

