



## Axis Apartments, Avantgarde Place, Shoreditch, E1

£750,000

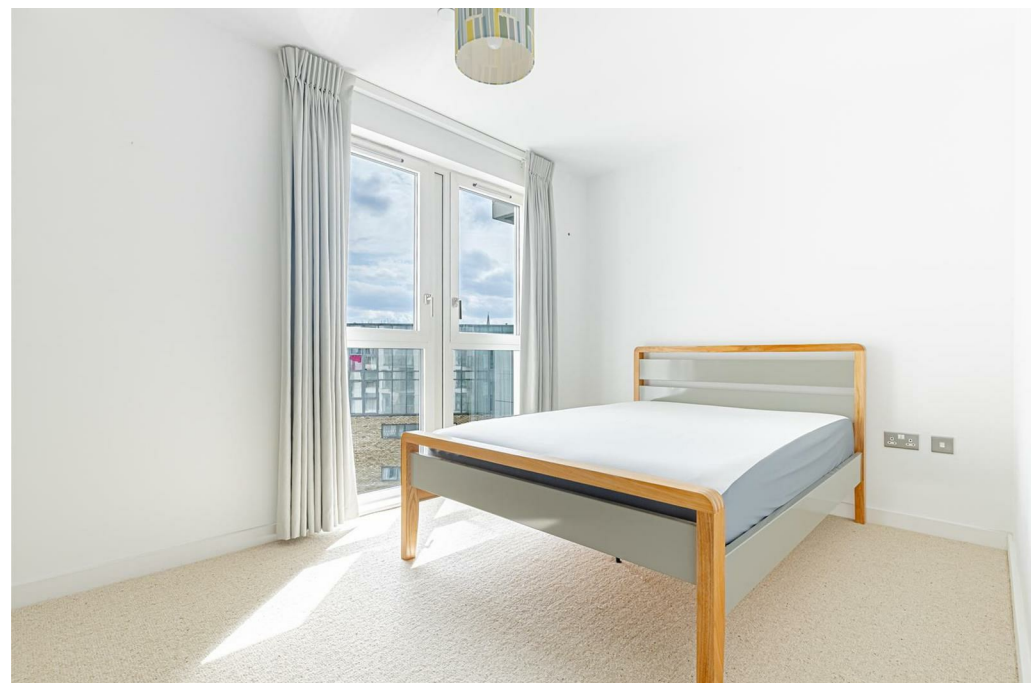
- 2 Double Bedroom Apartment
- Private Balcony
- 24 Hour Concierge
- Chain Free
- EWS1 Compliant
- Open Plan Reception Room
- Residents Gym
- Secure Parking Space Available By Way Of Separate Sale
- 5th Floor
- Moments From Brick Lane And Shoreditch High Street Station

# Axis Apartments, Avantgarde Place, Shoreditch, E1

Beautifully presented 2 double bedroom apartment with private balcony, 2 bathrooms, residents gymnasium and 24 hour concierge.



Council Tax Band: B



A beautifully presented two double bedroom apartment located on the fifth floor of this popular secure development in the heart of Shoreditch. The property features a wonderfully bright open plan reception room with access to a private balcony overlooking a landscaped courtyard, contemporary fitted kitchen, two spacious bedrooms with fitted wardrobes, modern family bathroom and en-suite.

Avantgarde is one of Shoreditch's most sought-after developments which features communal gardens, roof terrace, 24-hour concierge service, fully equipped residents' gym, bike storage, additional roof terrace and residents' lounge. The apartment also benefits from a secure fob entrance to access the lift.

The apartment is located in the heart of vibrant East London, which houses some of the capital's best galleries, restaurants, cafes and shops. Shoreditch High Street station is moments away, and it is a short walk from Old Street and Liverpool Street stations. Boxpark, Columbia Road Flower Market, Brick Lane, Spitalfields, Hoxton Square and Broadway Market are all close by, as are the green spaces of Haggerston Park, London Fields and Victoria Park.

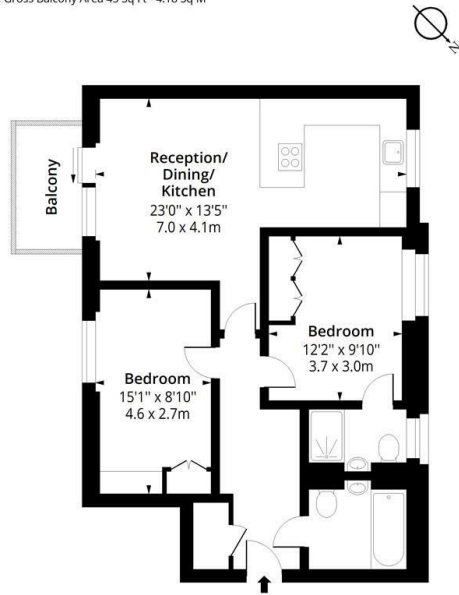
Leasehold: 986 years remaining  
Service Charge: £6480 per annum  
Ground Rent: £400 per annum  
Council Tax: Band B

Offered chain free.

Secure parking space available by way of separate sale.

### Axis Apartments, Avantgarde Place, E1

Approx. Gross Internal Area 766 Sq Ft - 71.16 Sq M  
 Approx. Gross Balcony Area 45 Sq Ft - 4.18 Sq M



#### Fifth Floor

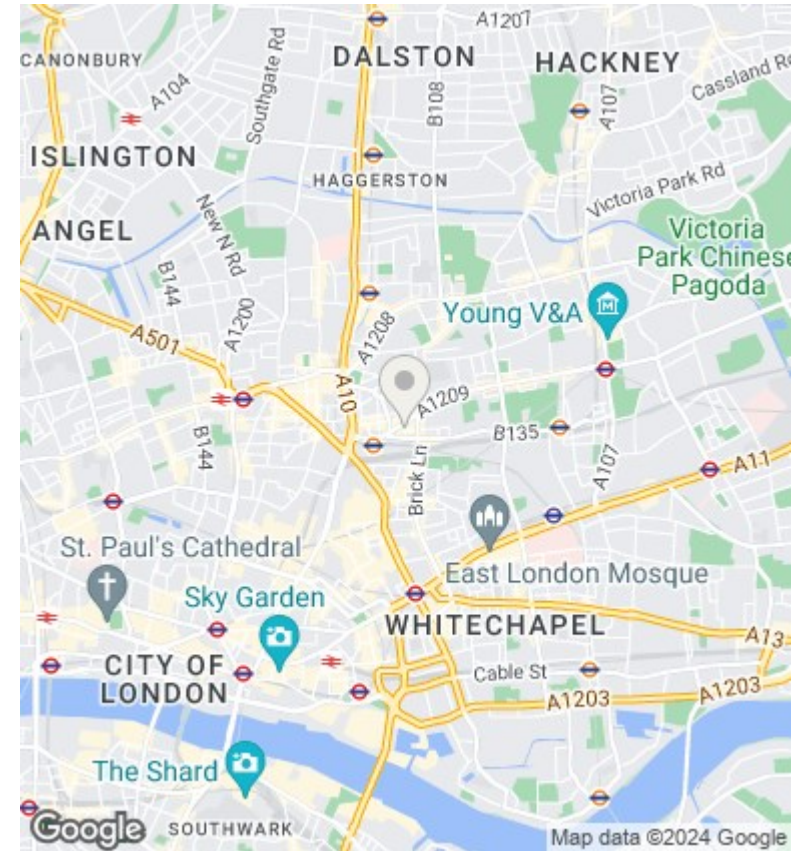
Floor Area 766 Sq Ft - 71.16 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 29/02/2024

ipaplus.com



### Directions

### Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

### Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	