



PCM

**£2,000 PCM**

**Bethnal Green Road**

London, E1 6GU

A stunning studio apartment in this sought after development in the heart of Shoreditch.

Offering approximately 450 sq ft of living space, this spacious studio apartment is situated on the 6th floor and offers reception and dining area, views in towards the landscaped Courtyard, sleeping area with fitted wardrobes, open plan kitchen with Siemens appliances to include wine cooler, contemporary Roca bathroom, wood veneer flooring and excellent storage.

The Avantgarde is one of Shoreditch's most sort after developments which features communal gardens, 24 hour concierge service, fully equip residents gymnasium and a residents lounge. There is added security with this apartment with a secure fob entrance to access the floor via the lift.

Located in the heart of vibrant East London, with some of the capitals best galleries, restaurants, cafes and shops both on the road and in the wider locality. In addition to this the 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.

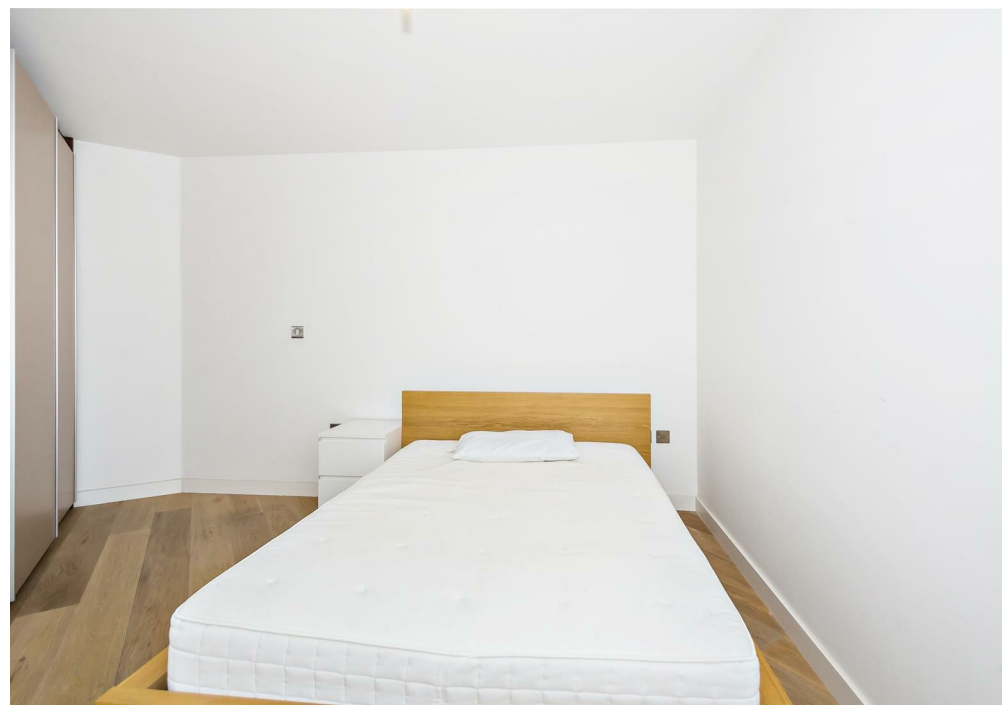
The property is a short walk from Old Street and Liverpool Street Stations with Shoreditch High Street Station literally seconds away

5 weeks deposit: £2307

12 month contract: breakclause subject to offer

Council Tax: Band C

Available@ 22nd of October





**GROUND FLOOR**  
431 sq.ft. (40.1 sq.m.) approx.



*Information provided for guidance only. Not to be relied upon for legal purposes. All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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	

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