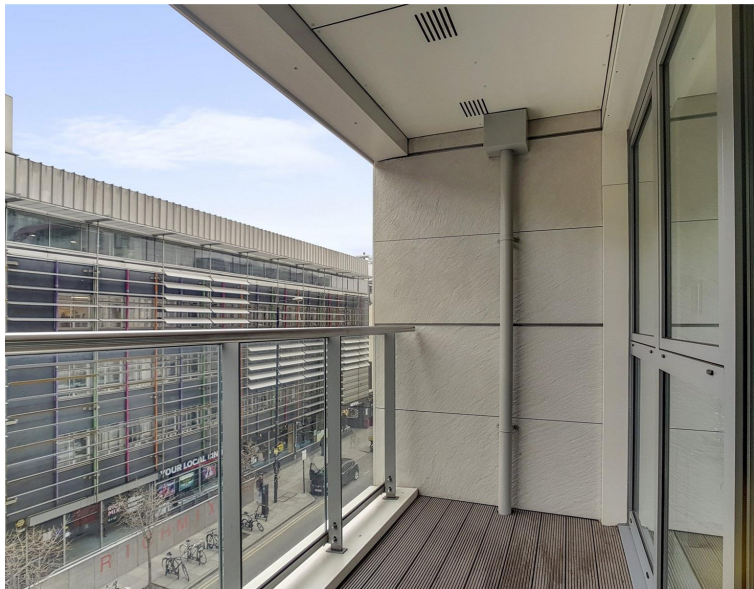
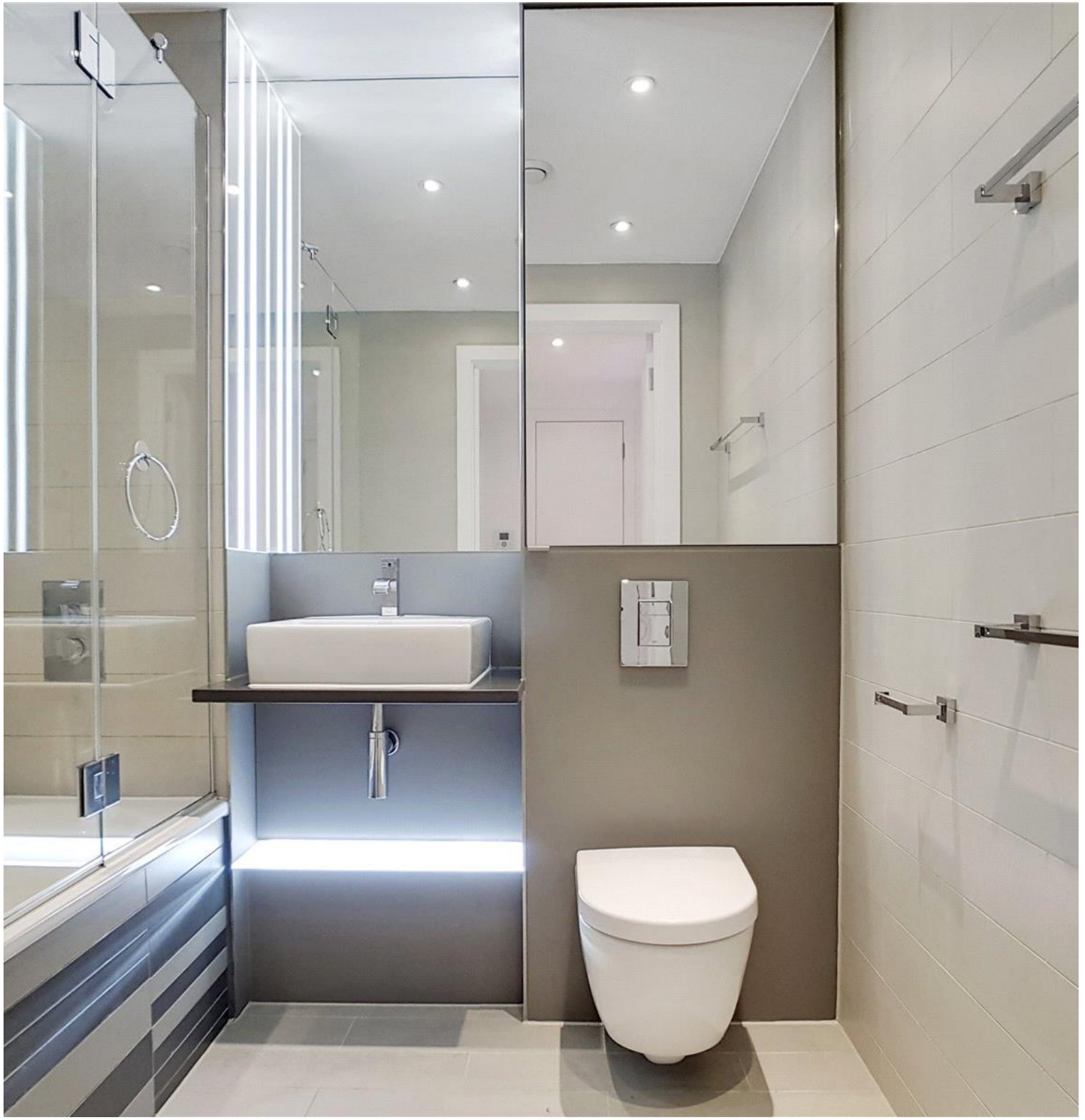




## Avantgarde Place, London E1

Price £595 per week - Furnished







## Description

A modern 1 bedroom apartment in the stylish Avant-Garde development, in the heart of Shoreditch.

Offering approximately 542 sq. ft. of living space, this spacious 1 bedroom apartment provides a reception and dining area with access to balcony, large double bedroom with fitted wardrobes, open plan kitchen with Siemens appliances to include wine cooler, Roca spacious bathroom with bath tub and shower cubicle, wood veneer flooring and excellent storage.

This luxury development has a high specification to include comfort cooling, resident's lounge, on site leisure facilities and 24 hour concierge. Based in the stylish hub of Shoreditch, the development is located in Zone 1, with local transport links such as Shoreditch High Street, Old Street, Hoxton and Aldgate. Offered fully furnished.

Council tax band: F. Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent. As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an AST, additional fees may apply. Please visit [jll.co.uk/fees](http://jll.co.uk/fees) for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

- 1 Bedroom
- 1 Bathroom
- Balcony
- 24 hour concierge
- Onsite leisure facilities
- 0.1 mile from Shoreditch Station
- Approx. 531 sq ft (49.4 sq m)
- Furnished
- EPC: B
- Council tax: Band C

# Floorplan

531 sq ft | 49 sq m

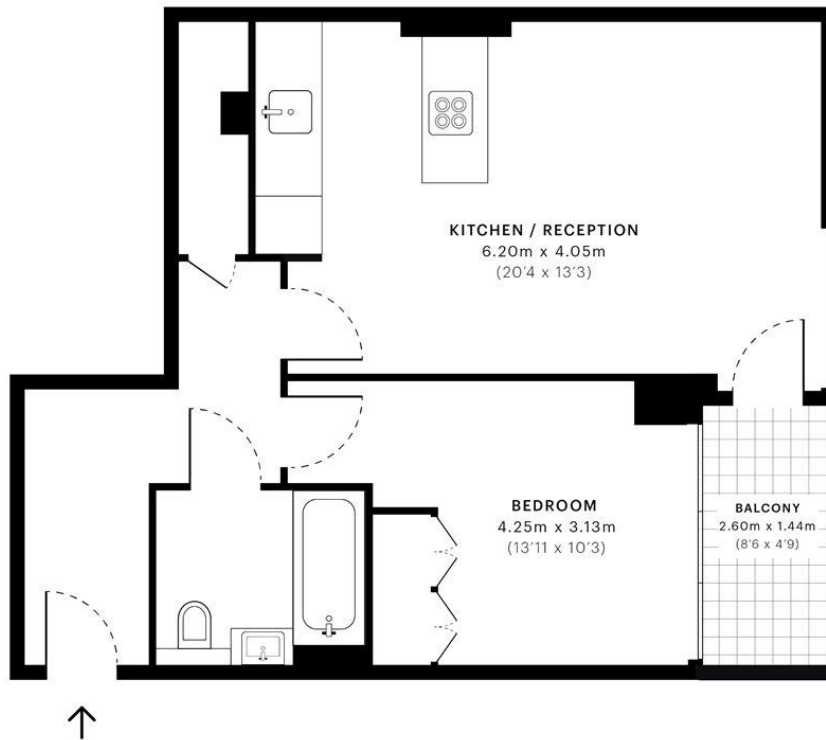


## Courtyard Apartments, E1

CAPTURE DATE  
20/03/2019

LASER SCAN POINTS  
19,721,802

GROSS INTERNAL AREA  
49.4 Sqm / 531.3 Sqft



— Sixth Floor

 GROSS INTERNAL AREA  
The footprint of the property  
49.4 Sqm / 531.3 Sqft

 NET AREA (INTERNAL)  
Excludes walls and external features  
47.2 Sqm / 508.5 Sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
3.8 Sqm / 40.7 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.



IPMS 3B RESIDENTIAL  
53.1 Sqm / 572.0 Sqft

IPMS 3C RESIDENTIAL  
51.0 Sqm / 549.2 Sqft

SPEC ID  
5c9225e765a48f0a117458cf

City  
25 Walbrook The Walbrook  
Building,  
London EC4N 8AF  
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*Urban living, your way.*

[jll.co.uk/residential](http://jll.co.uk/residential)

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