



Avant-Garde, Shoreditch, E1 6GR  
Asking Price £500,000

coopers  
OF LONDON  
EST. 1986

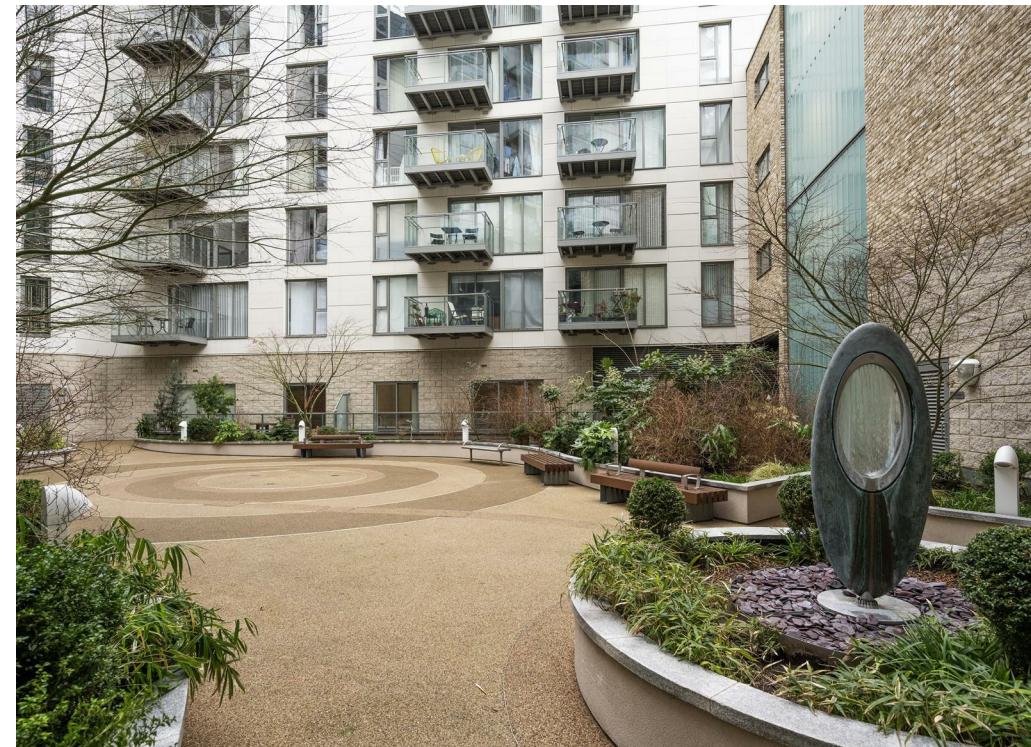
# Avant-Garde, Shoreditch, E1

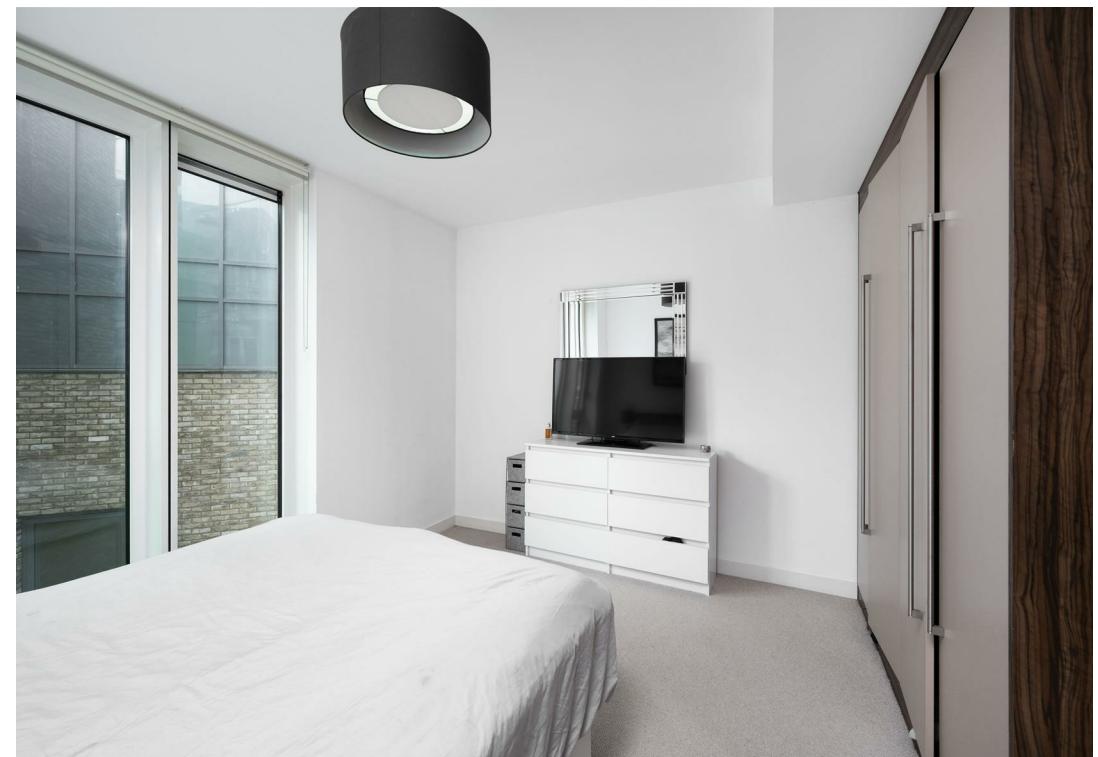
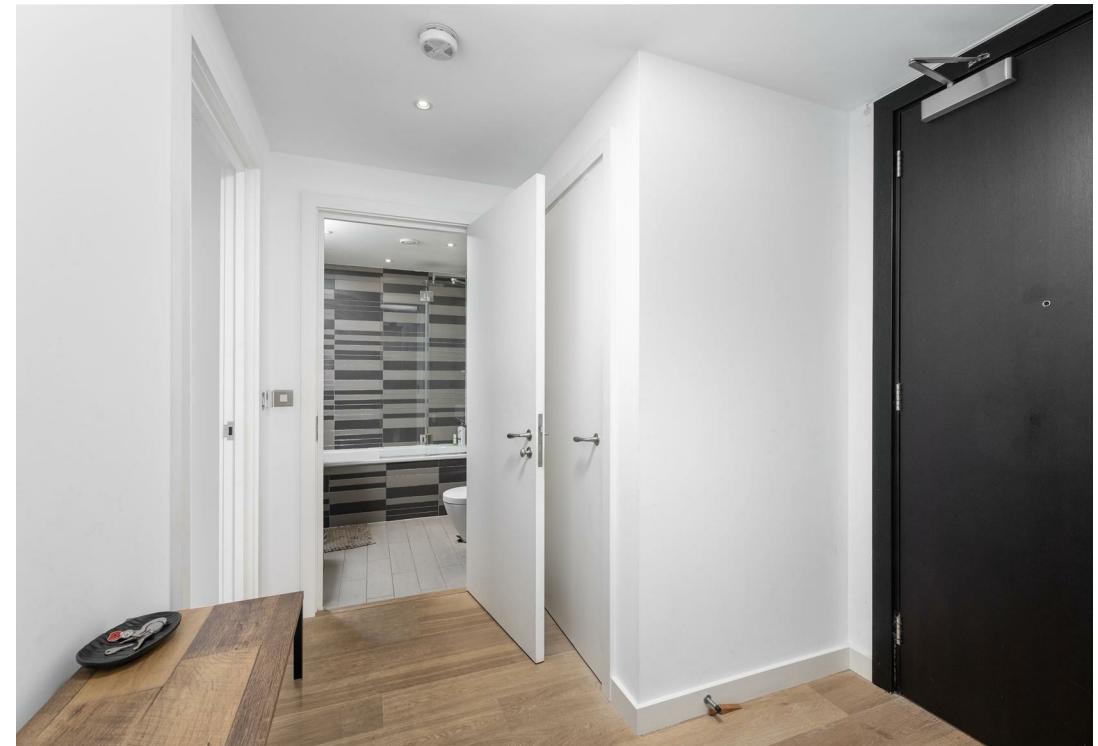
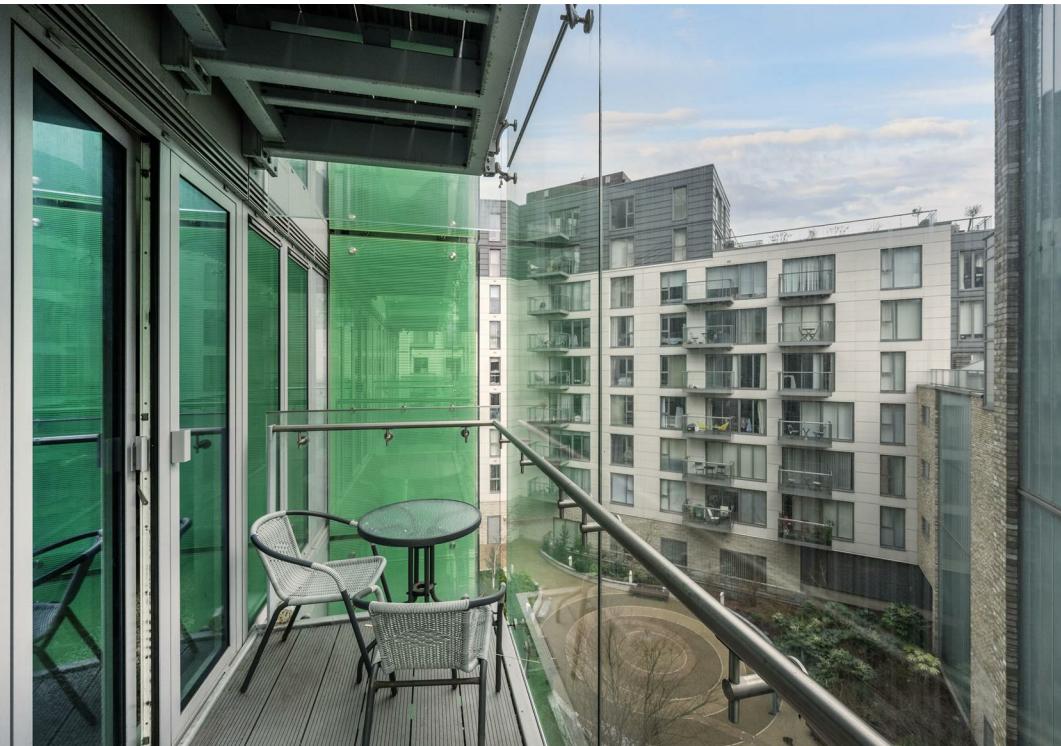
- Stunning spacious one bed at 532 sq ft
- Large double bedroom
- Residents gym
- Private Balcony
- 24hr Concierge
- Chain free

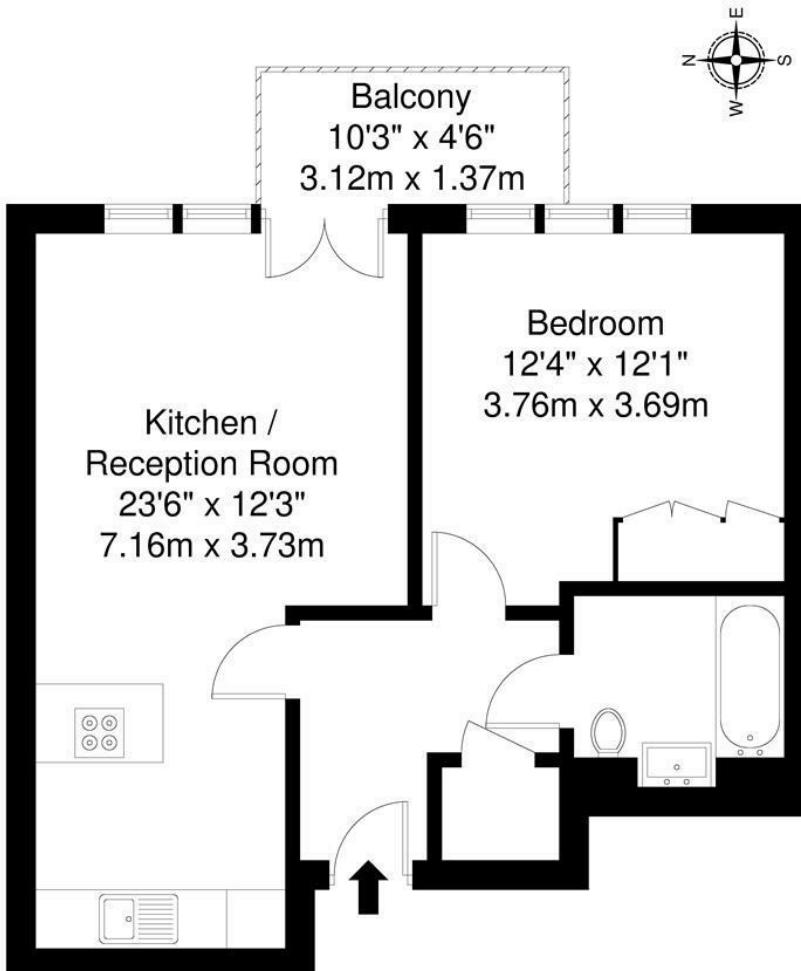
Coopers of London are proud to present this excellent one bedroom apartment in the Avantgarde development, ideally located in Shoreditch.

This apartment offers just over 500 sq ft of living space and is situated on the 4th floor. Accommodation comprises open plan fully fitted kitchen to include Siemens appliances, reception and dining area leading out to semi-enclosed balcony with stunning views over the landscaped gardens, large double bedroom with fitted wardrobes, contemporary Roca bathroom, wood veneer flooring, comfort cooling and excellent storage.

Residents will benefit from the 24 hour concierge service, an entrance foyer and residents lounge to rival the very best boutique hotels, secured bicycle storage, communal landscaped urban gardens, private residents` roof terrace and a state of the art basement gymnasium. Avantgarde is ideally located in Zone 1, approximately 0.1 mile from Shoreditch station.







## Fourth Floor

Avant Garde Shoreditch, E1

Total Gross Internal Area = 49.5 sq m / 532 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersoflondon.co.uk

**0207 580 9658**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.