



**2 Avantgarde Place, E1 6GT**  
**£3,400 PCM**

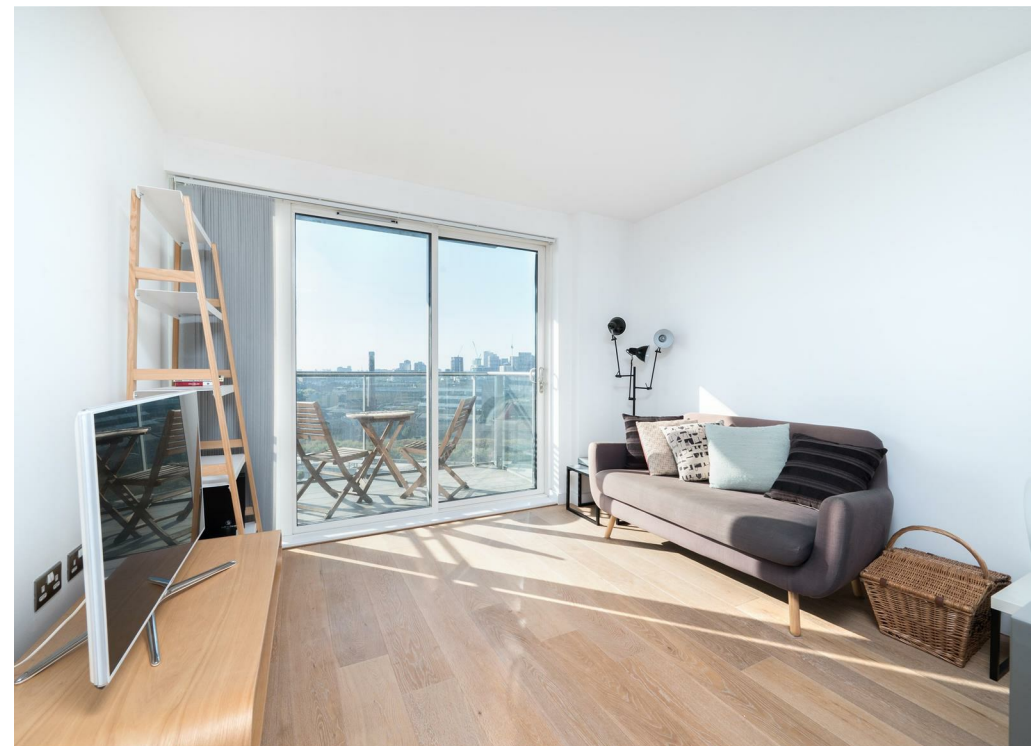
**coopers**  
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## 2 Avantgarde Place, E1

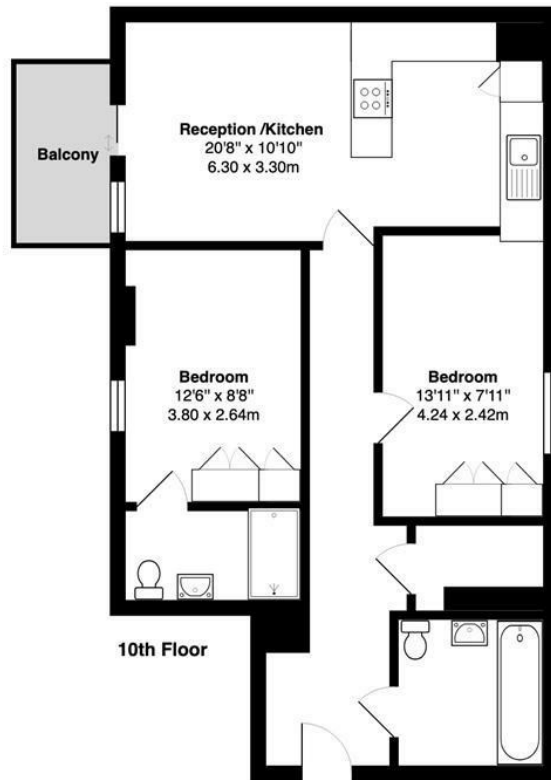
- Available End of June
- 2 Bedroom, 2 Bathroom
- 10th floor
- Balcony with panoramic views
- On site leisure facilities
- Great location
- Good public transport
- Close to the City of London

**A spacious 2-bedroom 2- bathroom contemporary apartment on the 10th floor of this luxury development located in Shoreditch. There is a large private balcony with panoramic views. Smart modern furnishings. Open plan fully equipped kitchen. Oak flooring is laid throughout the principal areas and bedrooms. The building is moments from Brick Lane and walking distance to Spitalfields Market. The financial district of the City of London is within a short walk. There is an extensive selection of bars, restaurants, and shopping in the immediate vicinity.**

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Axis Apartments, Avantgarde Place E1  
 Total Gross Area: 698 ft<sup>2</sup> ... 64.8 m<sup>2</sup> (excluding balcony)  
 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) <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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Viewing

Strictly by appointment with:  
 Coopers of London, 22 Cleveland Street,  
 Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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