

Avantgarde Place, Shoreditch, E1

Asking Price: £625,000

Benham & Reeves

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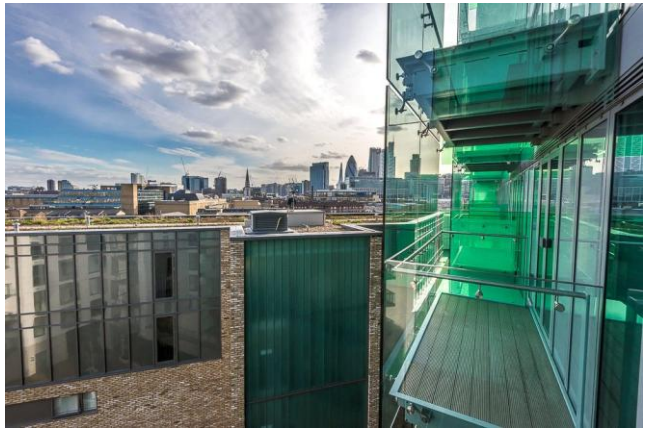
2 Bedroom (s) 2 Bathroom (s) Leasehold

This modern home features two well-proportioned double bedrooms, both with built-in wardrobes, including and an en-suite bathroom to the principal. Additionally, the apartment offers a sleek family bathroom, a contemporary kitchen, and a generously sized reception area that opens onto a large covered balcony.

Residents benefit from a range of premium amenities, including a 24-hour concierge service, a communal courtyard, a rooftop terrace, secure bicycle storage, and access to an on-site gymnasium.

Perfectly located on the doorstep of Shoreditch High Street, this property is surrounded by an array of vibrant bars, restaurants, and boutique shops.

Excellent transport links are within walking distance, including Shoreditch High Street Station (Overground), Liverpool Street (Elizabeth Line), and Old Street Station, ensuring easy access across London.
Please note that this property is currently rented, photographs were taken prior to the current tenancy



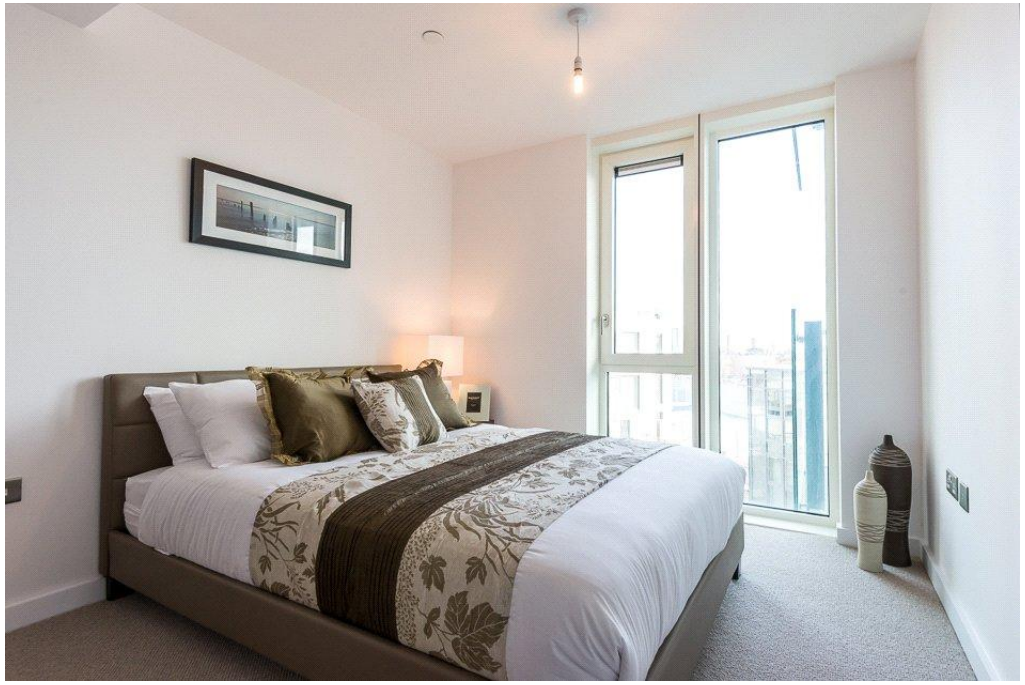




- Two Bedrooms
- Two Bathrooms
- 24 Hour Concierge
- Residents' Gymnasium
- Roof Terrace
- Comfort Cooling/Heating
- Central Shoreditch Location

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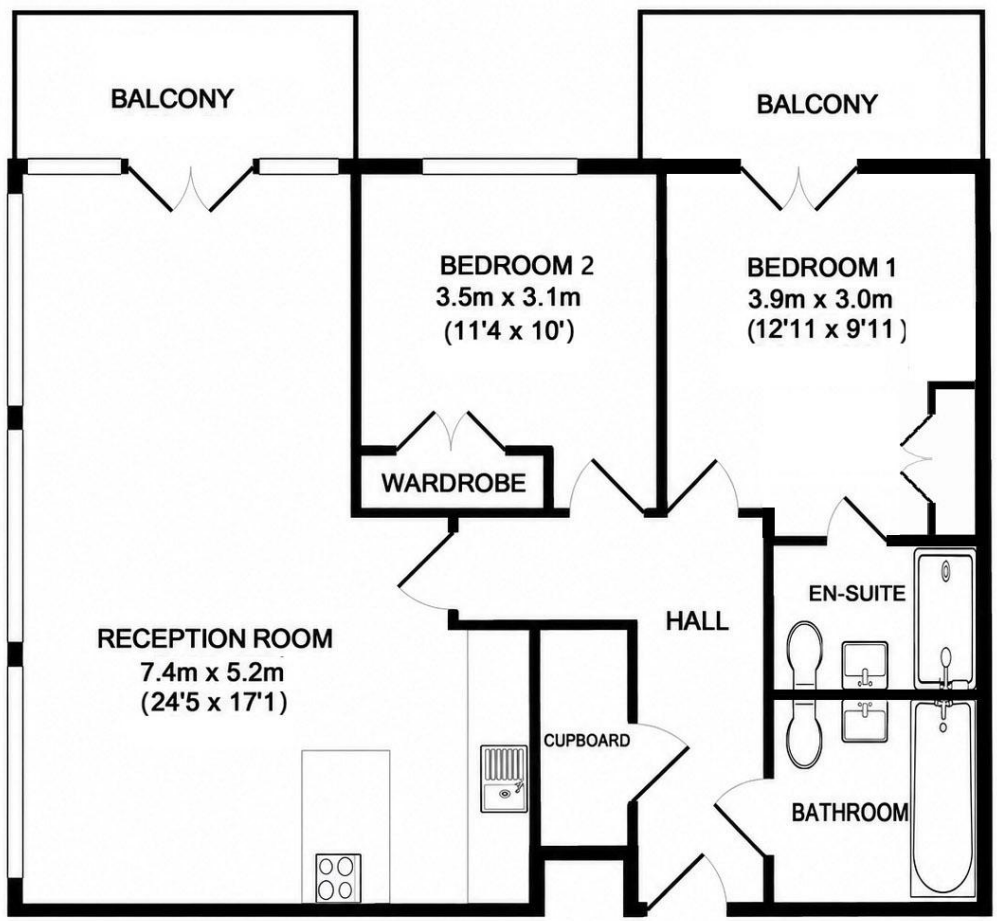






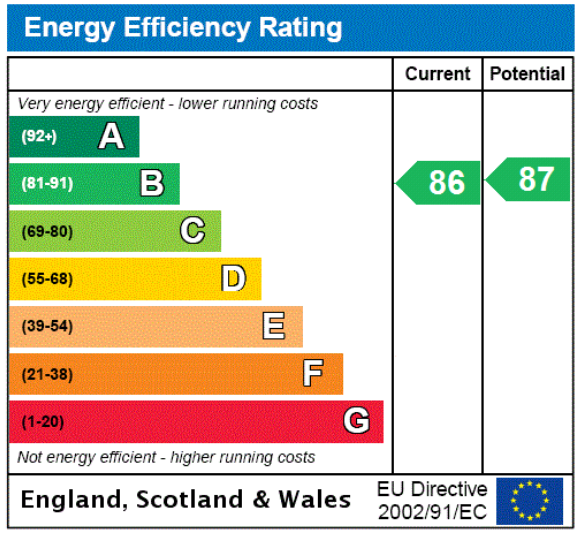
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Total Gross Internal Area
69.9 Sq/m - 753 Sq/m



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£625,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£400.00 (per annum) to June 2026
Service Charge:	£8,001.90 (per annum) 2026
Anticipated Rent:	£3,163.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240003

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