



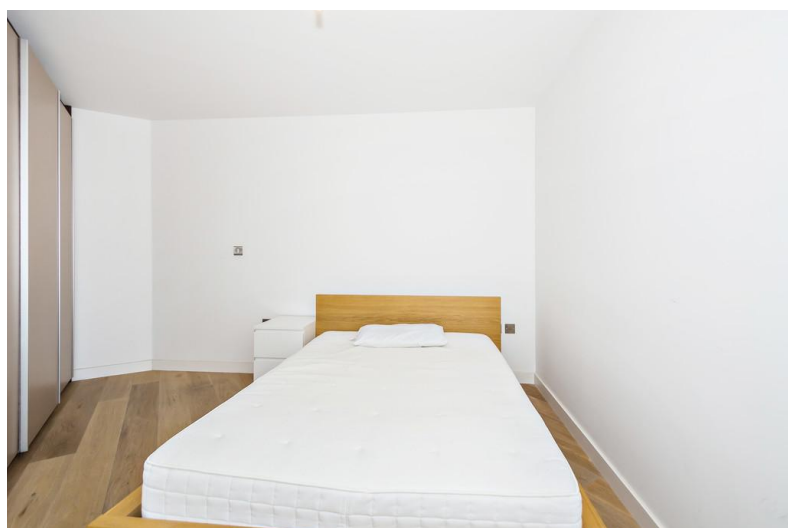
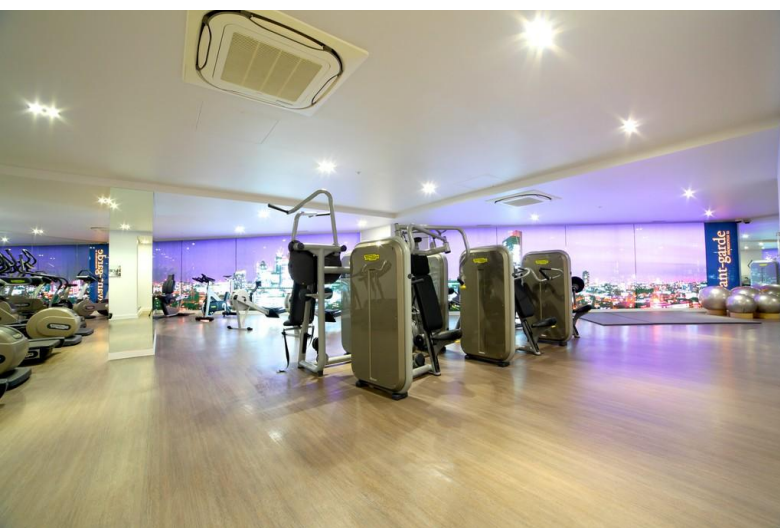
Peach properties

Avantgarde Place, Shoreditch, E1

- Studio Apartment
- Seconds From Brick Lane
- Moments From Shoreditch High Street Station
- 6th Floor

£1,500 pcm

EPC Rating '88'





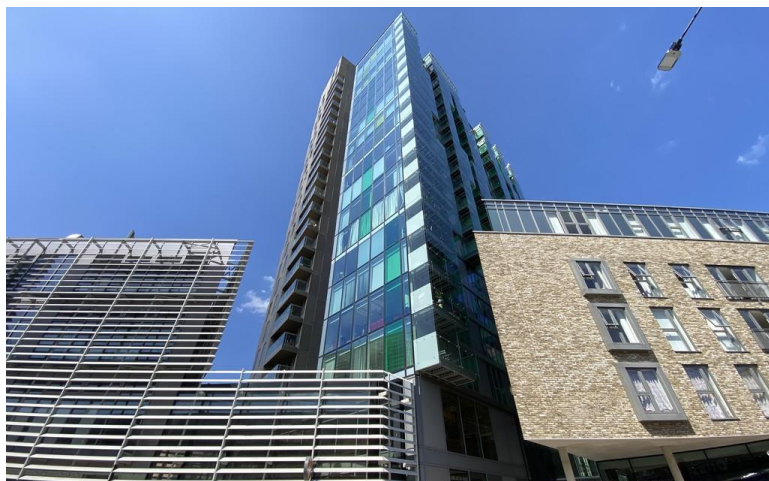
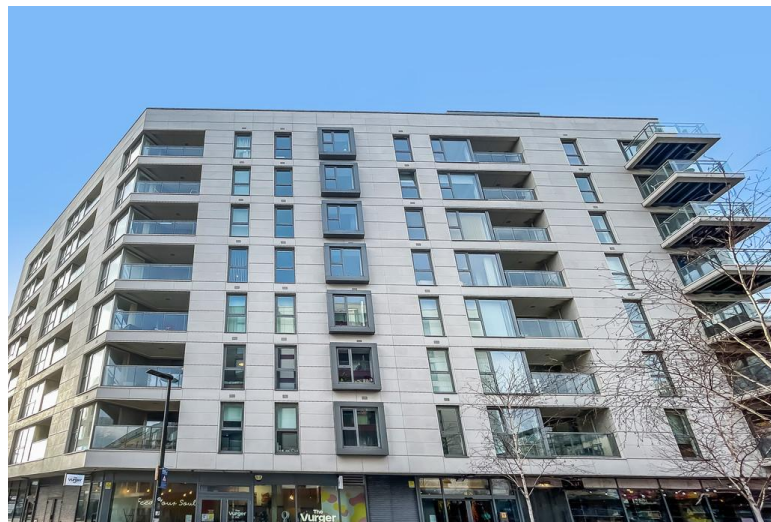
Property Description

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 Market, Spitalfields



Bedroom
14'6" x 12'2"
4.72m x 4.05m

Reception / Kitchen
15'6" x 12'0"
4.73m x 3.47m

Hallway

Bathroom
7'2" x 6'2"
2.18m x 2.00m

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | 88 | 88 |
| (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, Scotland & Wales

EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | 93 | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |

England, Scotland & Wales

EU Directive 2009/28/EC

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53 Bethnal Green Road
Shoreditch
London
E1 6LA

www.peachproperties.com
info@peachproperties.com
0207 739 6969