



THE HERON
MOOR LANE, MOORGATE, THE CITY OF LONDON, LONDON, EC2Y 9AP

Furnished, £550 pw (£2,383.33 pcm) + fees and other charges apply.*

Available from 21/08/2019



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OF LONDON, LONDON, EC2Y 9AP

£550 pw (£2,383.33 pcm) Furnished

• 20th floor apartment • Studio apartment, 1 bathroom • Balcony • 24 hour concierge • Extraordinary internal finish • Parking by separate negotiation • EPC Rating = C • Council Tax = F

Description

Savills are delighted to present this luxurious studio suite in the residential development "The Heron".

A studio suite with balcony set on the 20th floor of an extraordinary development with concierge in the heart of the City, furnished to an exceptional standard.

The building features a private rooftop garden accessible by residents only, along with a club lounge, bar, cafe and dining room, and screening room. There is also an onsite gym and business facilities, and concierge service is available to residents.

The apartment features engineered wideboard timber floors in the reception; Dornbracht fittings, porcelain ceramic tiles and underfloor heating in the bathroom, and bespoke joinery throughout. The property features an electronic home automation system.

Situation

Moor Lane is a quiet side road in the heart of the City, running north to south between Aldersgate Street and Moorgate. The Barbican Centre is less than 100m from the property, and there are 14 major financial institutions within a 200m radius of the property.

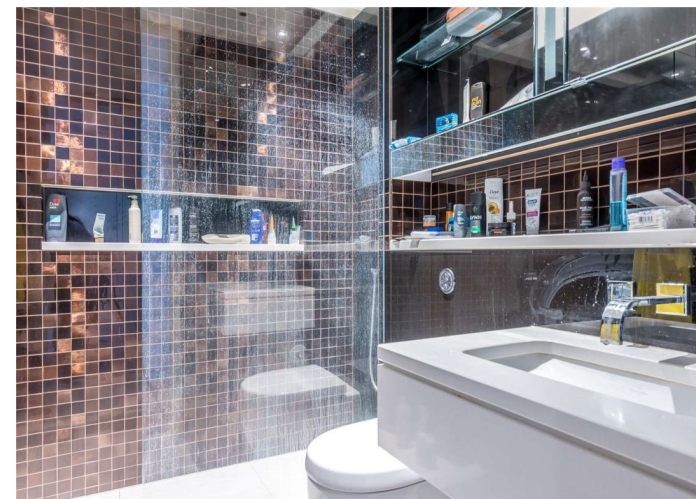
Check www.tfl.gov.uk/journeyplanner to plan your commute.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



The Heron, Moor Lane, EC2Y

Approximate Gross Internal Area = 412 sq ft / 38.27 sqm



Twentieth Floor

Measured in accordance with RICS guidelines.

This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	72
(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		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190612SHUH

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Shoreditch Lettings

Tristan Hickman
tristan.hickman@savills.com
+44 (0) 207 5786 206

savills.co.uk