



# A luxurious studio suite on the 12th floor

**Moor Lane, London, EC2Y**

£395 pw (£1,711.67 pcm) plus fees apply, Furnished  
Available from Now





- 12th floor apartment
- Studio apartment, 1 bathroom
- Balcony
- 24 hour concierge
- Extraordinary internal finish

### Local Information

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](http://www.tfl.gov.uk/journeyplanner) to plan your commute.

### About this property

A studio suite with balcony set on the 1th 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.

### Furnishing

Furnished

### Local Authority

City of London  
Council Tax Band = E

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Lettings Office.  
Telephone: +44 (0) 207 578 6222.









Moor Lane, London, EC2Y  
Gross Internal Area 421 sq ft, 39.1 m<sup>2</sup>



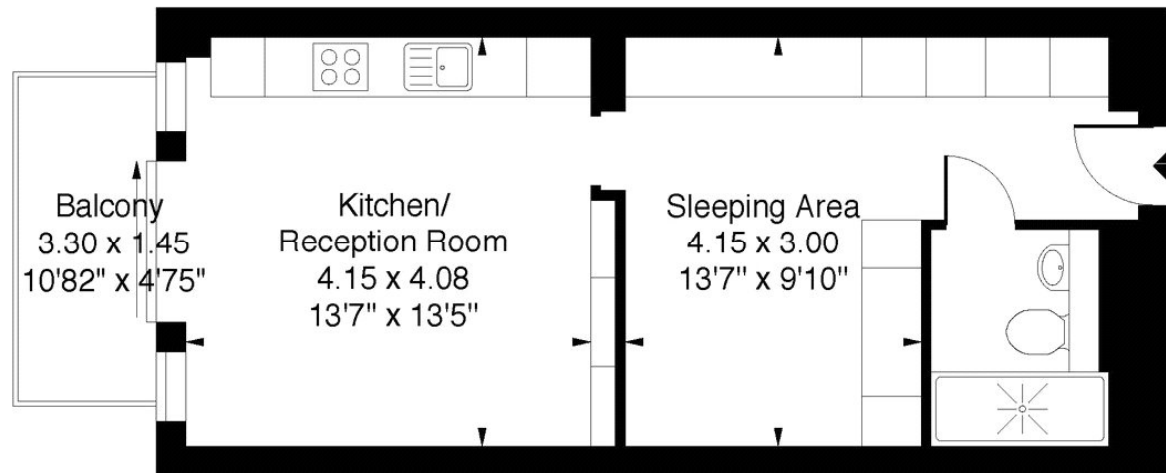
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## The Heron, Moor Lane, EC2Y

Approximate Gross Internal Area = 421 sq ft / 39.11 sqm



### Twelfth Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only and is not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).  
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