



# An incredible three bedroom apartment

**Moor Lane, London, EC2Y**

Guide Price £3,500,000 Leasehold





3 Bedrooms • 3 Bathrooms • 1 Reception Room

Twenty-six floor apartment • Rare three bedroom layout • Triple-aspect views • Three bathrooms plus w/c • Miele appliances • Superb City views • Premium development with residence bar • Leasehold expires 2199

#### About this property

A rare, three bedroom twenty-sixth floor apartment in the iconic Heron Building, a landmark residential building with breathtaking views.

Entering via a generous hallway, the master suite is located to the left, complete with a lavish bathroom suite with dual sinks and a double shower. There are two further bedrooms, two bathrooms and additional w/c as well as fitted storage space. To the opposite end of the apartment, a sliding door leads into the lounge and kitchen/dining room, the sublime views are framed by floor to ceiling windows. This apartment includes two residents parking spaces.

Residents of The Heron benefit from a fantastic range of on-site facilities, including but not limited to a resident's lounge with a bar, dining room and rooftop garden, 24hr concierge service, a cinema and gymnasium. There are also business facilities on site.

#### 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 development.

#### Tenure

Leasehold

#### Local Authority

City Of London

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.

Telephone: +44 (0) 207 578 6200.

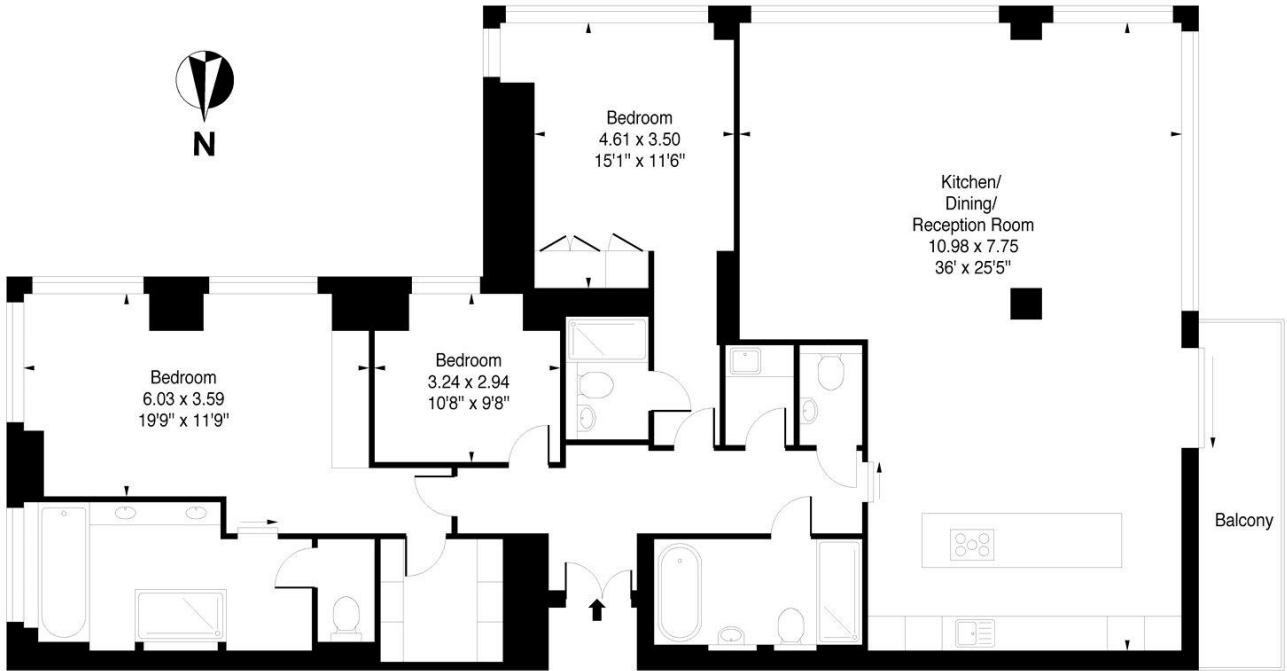






Moor Lane, London, EC2Y  
Gross Internal Area 1928 sq ft, 179.1 m<sup>2</sup>

The Heron, Moore Lane, EC2Y  
Approximate Gross Internal Area = 1928 sq ft / 179.11 sqm



Twenty Sixth Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(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	

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