



AN EXCEPTIONAL 25TH FLOOR 1 BEDROOM APARTMENT

THE HERON
MOOR LANE, CITY OF LONDON, LONDON, EC2Y 9BA

Guide price £800,000 - Leasehold



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1 bedroom • Open plan kitchen and reception room • Bathroom • 24 hour concierge • Residents gym and lounge • Excellent location

- EPC Rating = C
- Council Tax = F

Description

A stunning 1 bedroom apartment situated within the highly sought after Heron Tower, a luxury, modern development located in the heart of the City. Located on the 25th floor of this, the property is east facing and benefits from Juliet balcony in the reception room.

The apartment features a contemporary open plan living area with floor to ceiling windows, porcelain ceramic tiles, underfloor heating in the bathroom, and bespoke joinery throughout. The apartment also offers an electronic home automation system and comfort cooling.

Residents of the development benefit from exclusive use of a range of on-site facilities, including but not limited to 24 hour concierge, a club lounge with a bar, dining room and a rooftop garden, a resident's cinema, gymnasium and business facilities.

Location

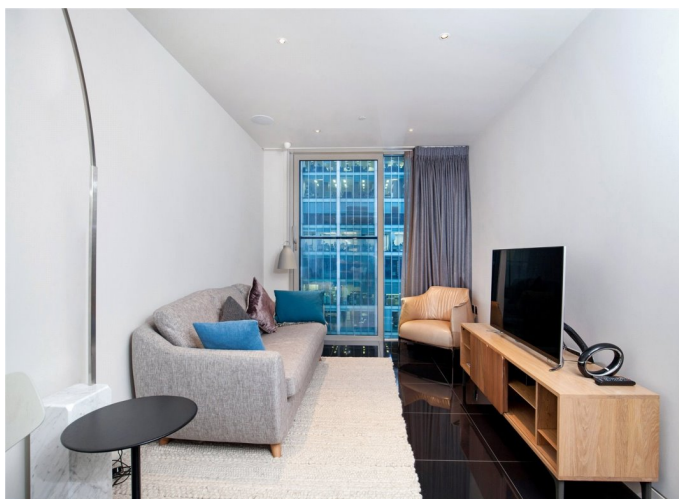
Moor Lane is a quiet side road in the heart of the City, running north to south between Aldersgate Street and Moorgate. The Barbican Centre is less than 100m from the property, and there are 14 major financial institutions within a 200m radius of the property.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





Moor Lane, EC2Y

Gross Internal Area (approx) = 51.1 sq m / 550 sq ft

For identification only. Not to scale.


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Twenty Fifth Floor



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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