

31.04 THE HERON

Moor Lane • London • EC2Y

View from The Heron



A stunning 31st floor Duplex apartment in the leading residential building in the City of London – The Heron

Entrance hall

Fully integrated kitchen with open plan living room and dining area

Four West facing balconies

Fantastic views over London

Master & Guest Bedroom suite's with Dressing Rooms

Master & Guest Bath & Shower Rooms

Guest bedroom suite with fitted wardrobes and shower room

Third bedroom with fitted wardrobes and en-suite shower room

Guest Cloakroom

Utility and cloak cupboard

2379 sq ft / 221 sq m

Leasehold

Three Secure Car Parking Spaces

Jeff Koons Sculpture*

Damien Hirst One-Off*

*Artwork available by separate negotiation.

The Heron

The Heron was developed by Heron International, in conjunction with David Walker Architects, RHWL Architects and United designers and is widely appreciated as the leading residential tower in the City of London. Residents of The Heron have their own private entrance on Moor Lane, where a dramatic and exclusive entrance lobby creates a sense of arrival. This double height, striking space is decorated with luxurious furniture and finishes. From here, book matched marble lifts carry residents to the apartment on the 31st floor. The concierge and security presence ensures outstanding daily support for the building and residents.

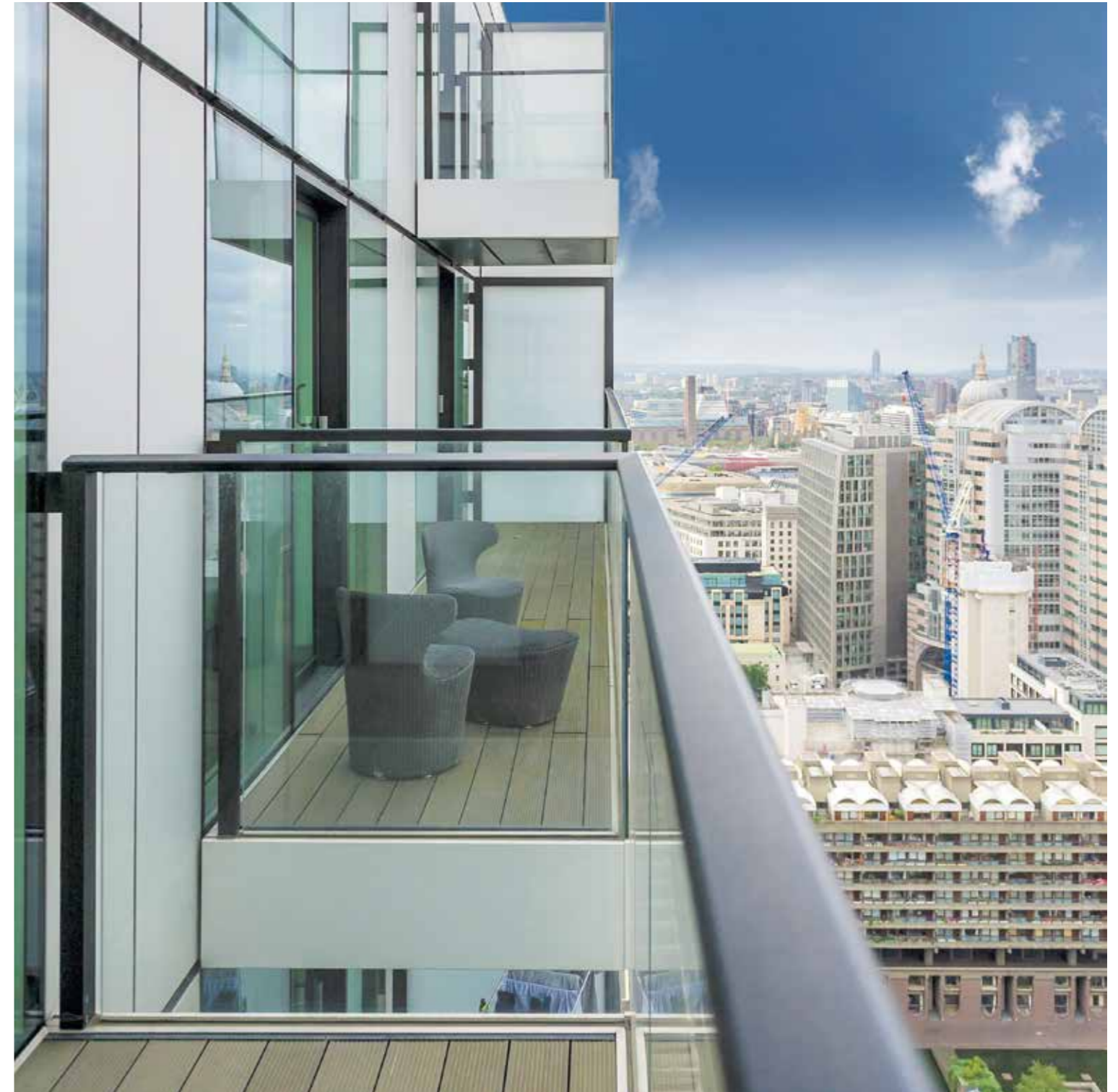
The Heron Private Club

Each resident has membership to The Heron's Private Club and roof garden, which is a truly inviting environment for residents and their guests to socialise, relax, work and play. The club floor includes a stylish bar with café dining, a screening room to watch special events and the latest movies on DVD and a private dining / meeting room with conferencing and business facilities. A private gym with facilities for personal training is also located on the 6th floor. The landscaped roof garden provides residents and their guests with a peaceful refuge in a unique and tranquil setting overlooking the City.

The Location

Located in one of the greatest cities in the world, The Heron is uniquely positioned in the heart of The City of London, a vibrant and exciting place to live. Today, the City offers the very best in shopping, entertainment, the Arts, dining and socialising. The City is also neighbour to the fashionable areas of Clerkenwell, Hoxton, Shoreditch and Spitalfields. It is also in close proximity to the well-established destinations of the West End, Covent Garden and Soho.

The Heron is situated on Moor Lane, at the eastern side of the Barbican development, moments from Moorgate underground station (Northern, Circle, Metropolitan and Hammersmith & City lines) and over ground train station, and within easy reach of the Barbican Arts Centre. It is perfectly located for anybody working in either the City or the West End.

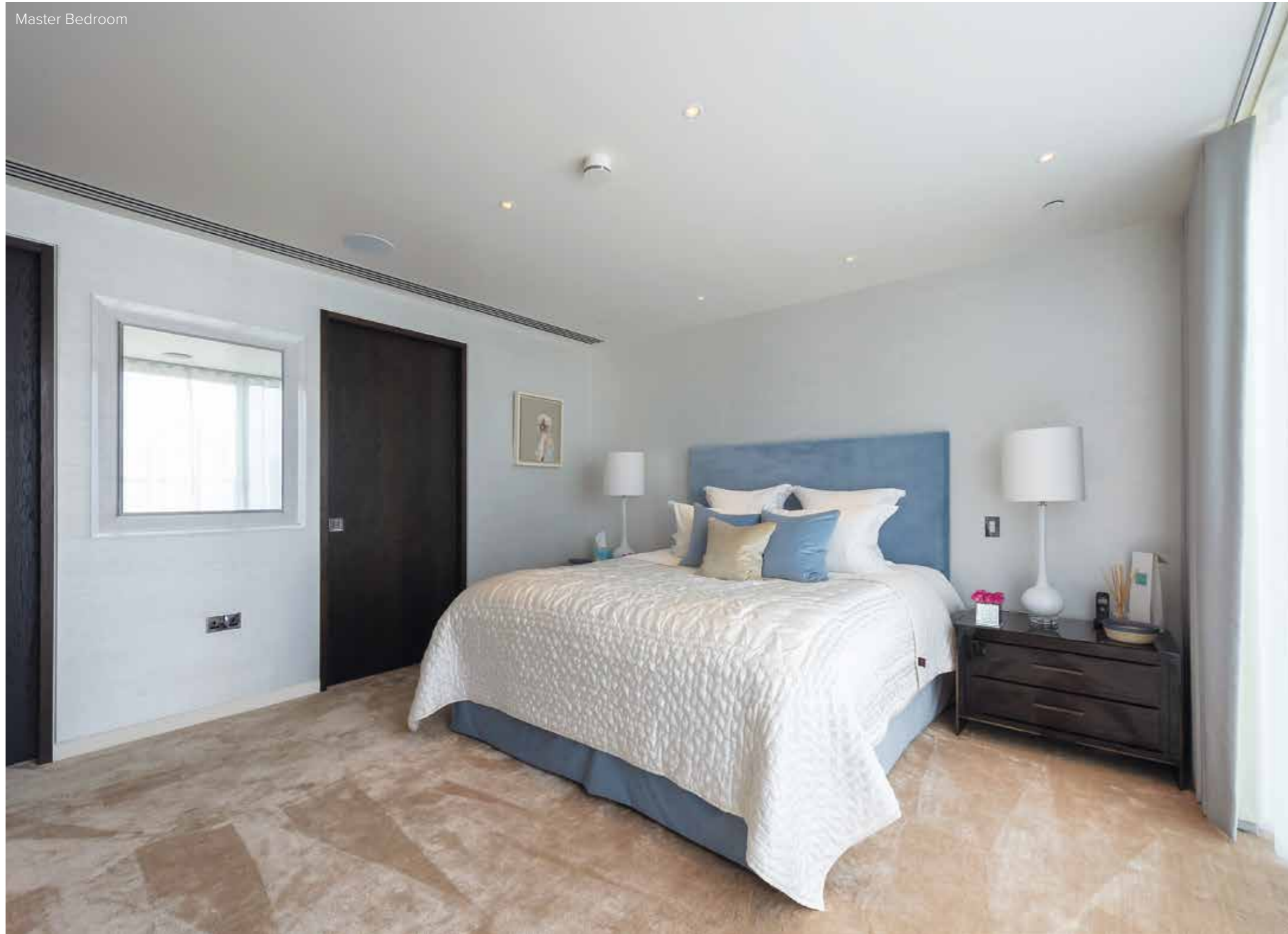








Master Bedroom



Master Bedroom



Master en suite

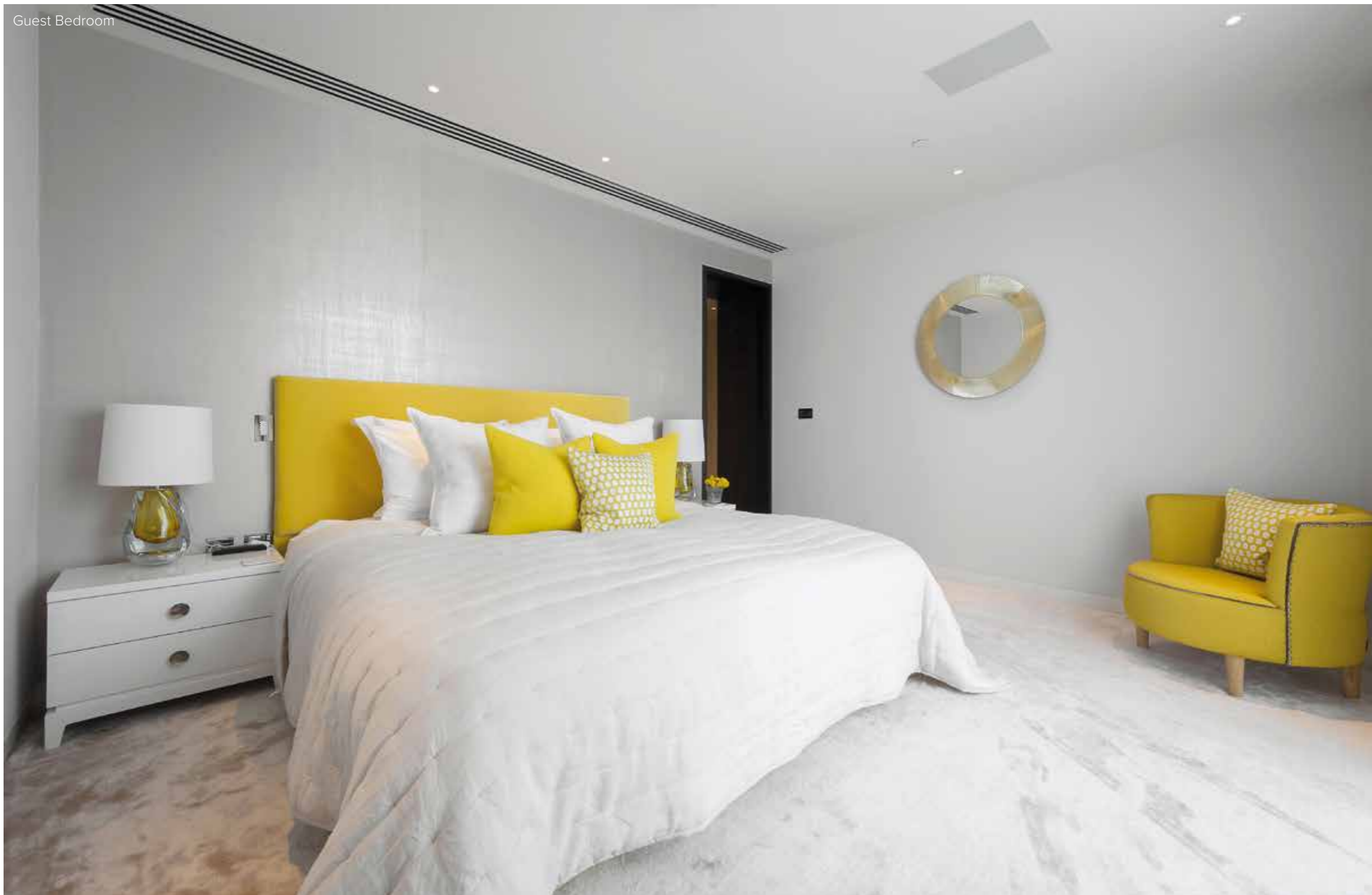


Master en suite



Master en suite

Guest Bedroom



Guest en suite



Guest en suite



Guest en suite



Guest dressing room

Guest Bedroom



Guest Bedroom



Guest en suite



The Heron Club

Reception



Library bar



Bar



Gym



Pool room



Screening room



Car parking space

Specifications

Walls

- Steel studwork party walls incorporating acoustic insulation and with two layers of plasterboard either side, plaster skim coated and paint finished

Ceilings

- Suspended ceiling system incorporating two layers of plasterboard, plaster skim coated and paint finished with acoustic lining in service void above

Windows

- Floor-to-ceiling double glazed windows
- Double glazed sliding doors to balconies
- Opening windows where applicable

Kitchens

- Custom designed Boffi fitted cabinets in natural aluminium finish
- Feature stone backsplash in Calacatta Oro marble
- Work surface and island top in honed white composite stone
- The front fascia of the island in natural aluminium
- Flooring in polished white composite stone to match the island

Appliances

- Double stainless steel sink with Dornbracht tap in a matt platinum finish
- Wolf Downdraft extractor to island
- Hot and cold drinking water dispenser
- Fully integrated Gaggenau appliances includes:
 - A 90cm induction hob
 - A 90cm Pyrolytic oven
 - Steam combination oven
 - Warming drawer
 - Combination microwave
 - Vario cool wine store
 - Vario cool fridge and freezer with water and ice dispenser

- Dishwasher
- Franke kitchen waste
- Management

Living & Dining Area

- Bespoke herringbone parquet flooring throughout living spaces in fumed oak and satin oil finish
- Lobby floor in bookmatched Calacatta Oro marble
- Barn in the City Dining Table and Hall Table.
- B&B Italia Dining Chairs
- B&B Italia Sofa
- The Rug Company Rugs
- Louise Bradley Chandelier

Master Bathrooms

- Feature wall in white veined marble
- Shower wall in a pillowed onyx mosaic in the shower
- Floors in white composite stone
- Composite white polished stone vanity unit
- All brassware and accessories are from the Dornbracht
- Deque range in polished Chrome
- 'Just Rain' electronically controlled walk in shower fitted flush to the ceiling
- Feature body jets and a hand shower in polished chrome
- Villeroy & Boch wall hung WC with Aquareduct, soft closing seat and push button flush
- Freestanding 'Jura' bath

Guest Bathrooms

- Walls in marble, with brushed aluminium tiles
- Flooring in a white composite stone
- Square 'Lounge' bath
- Composite white stone polished vanity unit
- All brassware and accessories in polished chrome from the MEM range by Dornbracht
- Ceiling mounted Rain Shower and hand shower in polished chrome

Bedrooms

- Savoir beds
- Bespoke woven wool carpet

Ironmongery

- Bone or black bronze faux shagreen with polished nickel handles throughout

Wardrobes and Fitted Cupboards

- Bespoke, custom fitted joinery throughout, with lacquered external panels and timber veneer internal wardrobes
- Integrated lighting

Doors

- Front door: full height with recessed framework
- Top hung sliding pocket doors where applicable
- Door frames are timber, to match floor

Carpeting

- A bespoke woven wool carpet in the bedrooms and dressing rooms

Curtain tracking

- An electric wave head curtain track fitted throughout
- Staircase
- Balustrade and feature glass partition in clear toughened glass
- Handrail in brushed stainless steel

Heating and cooling

- Independent thermostatically controlled comfort cooling system provided by fan coil units integrated within the ceiling
- Underfloor heating and heated wall in the bathrooms

Electrical

- 5-amp and 13-amp circuits
- All visible sockets and switch plates finished in polished stainless steel

Lighting

- Crestron controlled architectural lighting system to provide lifestyle scene settings to principal rooms
- Recessed cove lighting where applicable
- Low voltage energy saving down lighters throughout
- Provision for table and floor lamps to be connected to 5-amp wall and floor sockets

AV, Telephone and Data Systems

- Cat 5 cabling for digital TV, DAB and FM radio, telephone and data services
- Fully integrated Crestron home automation system with high definition digital distribution to principal rooms
- Wired for audio with flush ceiling speakers and iPod connectivity
- Principal rooms will be wired for surround sound to low level speaker sockets, enabling speaker installation for a home cinema experience
- Sky HD/Freeview enabled
- Crestron touch screen control panels where applicable
- Wiring to telephone points is provided to all principal rooms
- Pre-wiring to data socket enabling multi-room broadband connection
- Pre-wired for automated blinds where applicable

Security

- Video entry system
- Uniformed security will be present on site 24 hrs a day
- High speed lifts to serve all floors
- CCTV monitoring in public areas
- Direct call to concierge from apartment video entry system
- Ceiling-mounted smoke/ heat detectors and water sprinklers

External

- Ground level hard landscape with integrated tree planting

Car parking

- Secure parking spaces in the adjacent Barbican car park

Warranty

- NHBC warranty

The Heron Private Club

- The Heron Private Club floor will include a bar with café dining, a screening room and a private dining/ meeting room with conferencing and business facilities
- A private gym with facilities for personal training will also be located on the club floor
- A landscaped roof garden will provide residents and their guests with a peaceful refuge

Concierge/Services

- A preferential concierge and butler service will arrange for the provision of a range of individual and third party services including:
 - Dry cleaning
 - Housekeeping
 - Restaurant
 - Reservations
 - Theatre tickets
 - Car service
 - Courier and messenger services
 - Maintenance services
 - Secretarial services
 - Travel arrangements

Porterage

- An on-site porter will be available to assist residents,

Valet parking

- This service will be available on request

Amenities

- Ground floor café/restaurant
- Bicycle spaces provided for each apartment

Building management

- The building manager will be responsible for providing the building-wide services for the benefit

of the residents consistent with the quality of The Heron

- A Handyman service will be available on call

Cleaning and maintenance

- Internal cleaning of the common parts will be performed by a dedicated team of specialist contract personnel, capable of providing a high end service
- External cleaning will be carried out on a rolling programme to ensure that the building is always kept to the required high standard

Architectural Details

- 36 floor residential tower
- Facade is panelled in clear, opaque black and dark grey glass and silver anodised aluminium, all outlined with polished stainless steel
- Positioning of supporting columns will allow for fully glazed corners to the apartments

Environmental strategy

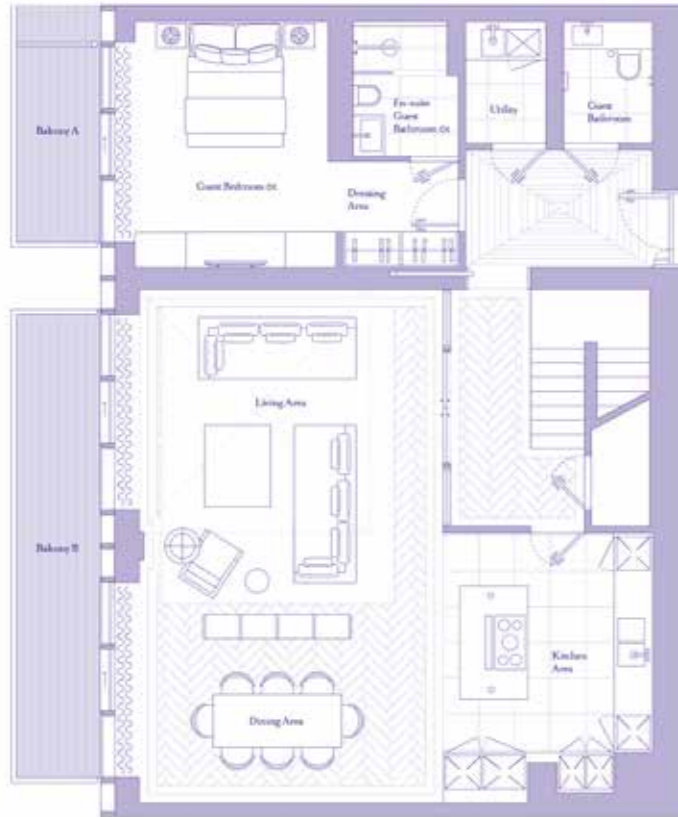
- The Heron has been designed to adhere to the GLA's aspirations to make London a low carbon City
- As far as possible, the development will utilise the Citigen Combined Heat and Power system for heating, cooling and hot water Solar gain is minimised by a system of 'brise soleil' balconies and screening on the south and west facades of the building

Considerate Construction

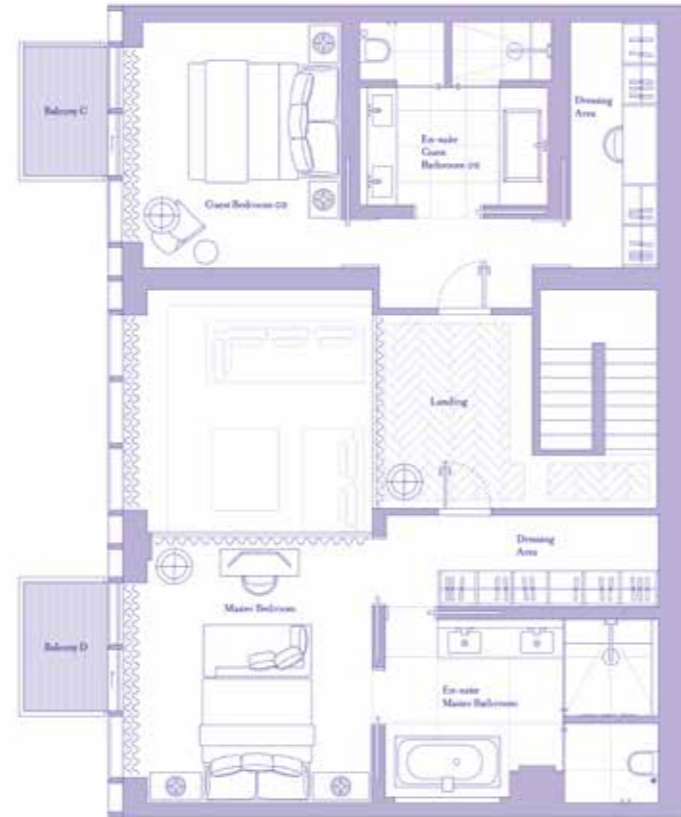
- Construction will be carefully monitored, using sustainable construction methods to lessen the impact on the local community
- Noise, emissions and disruption will be kept to a minimum during construction

34.01 The Heron, EC2Y

Gross internal area = 2379 sq ft / 221 sq m



Floor 31



Floor 32

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

This plan is a reproduction of existing drawings and is for guidance only. It must not be relied upon as a statement of fact.

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