

# Frank Harris & Co.



**The Heron, City of London, EC2Y**

**£3,000,000**

A luxurious two bedroom, two bathroom apartment on 31st floor of the Heron Building located within the City of London. The property features incredible South and South West views towards the River Thames and iconic buildings such as the Shard.



This spacious apartment features a host of creature comforts and boasts a high specification with integrated smart home technology and comfort cooling. With in excess of 2100 square feet of space, the flat is comprised of two generously sized double-bedrooms, two en-suite bathrooms, a guest W/C, a walk-in wardrobe/dressing room off the principal bedroom, a utility room, and a large open-plan kitchen and living space with floor-to-ceiling windows spanning much of the external perimeter.

Residents of the development can avail of a host of on-site facilities such as use of the club lounge with bar, dining room and a rooftop garden. Additional amenities include a cinema, gym and business facilities. The apartment is sold with a secure parking space.

Situated immediately beside the Iconic Barbican estate, this flat is just a short walk from Moorgate Station, Barbican station and Liverpool Street station and is easily served by the Northern Line, Metropolitan Line, Circle Line, Hammersmith & City Line, Central Line, Elizabeth Line and London Overground.

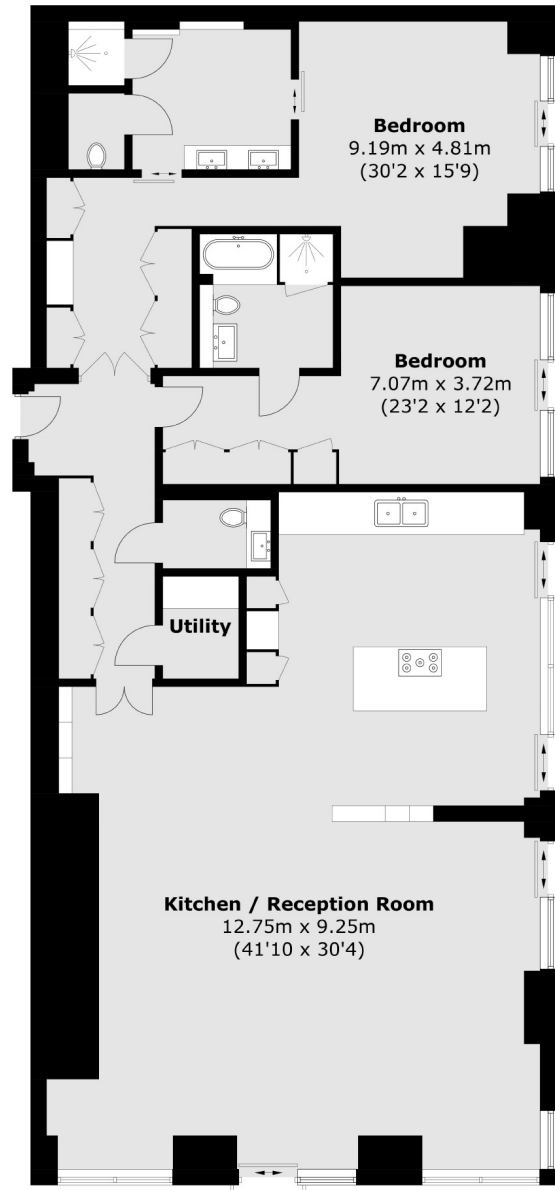
- Two Bedroom Apartment • 31st Floor • Views Over the City •
- Secure Parking Space • 24 Hour Concierge • Gym/ Residents Lounge •







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## Thirty First Floor

Total area (approx.): 196.9 sq. m (2,119.4 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

