



Moor Lane

London, EC2Y

Guide Price £1,250,000

Exceptional 15th floor corner apartment with dual aspect City views in prestigious Heron development, offering concierge, leisure facilities, balcony, three bedrooms and prime location in the heart of the city.

CHESTERTONS



Moor Lane

London, EC2Y

- Prime fifteenth floor dual aspect apartment
- Sweeping City skyline views
- Prestigious Heron development with concierge services
- Exceptional resident amenities gym cinema restaurant
- High specification interiors with glazed elevations
- Open plan living with west facing balcony
- Principal suite with walk in wardrobe
- Flexible third room bedroom or study
- Secure allocated parking



Set on the south-west corner of the 15th floor, this exceptional apartment offers sweeping dual-aspect views across the City of London skyline. Designed by David Walker Architects, The Heron is one of central London's most prestigious addresses, known for its outstanding service and resident amenities. A double-height lobby with a 24-hour concierge creates a striking arrival, while valet parking provides secure underground access. Residents enjoy impressive facilities including a fully equipped gym, private cinema, and The Heron Club—featuring a lounge, bar, restaurant, and a large, landscaped terrace with city views. Additional spaces include a private dining room and meeting facilities.

The apartment is flooded with light and finished to an exacting standard, with floor-to-ceiling windows, oak flooring, Miele appliances, integrated speakers, and comfort cooling. The open-plan living area opens onto a west-facing balcony with elevated views. The principal suite includes a walk-in wardrobe and ensuite bathroom. A second double bedroom offers ample storage, with a nearby guest bathroom. A third flexible room can serve as a bedroom, office, or extended living space. Located moments from Moorgate station, the property offers excellent transport links. The building is home to the Guildhall School of Music & Drama, and the Barbican Centre is nearby, along with the vibrant areas of Shoreditch, Clerkenwell, and Angel.

Tenure: Leasehold 177 years 3 months

Service Charge: £22000 pa

Ground Rent: £450 pa

Local Authority: City of London

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

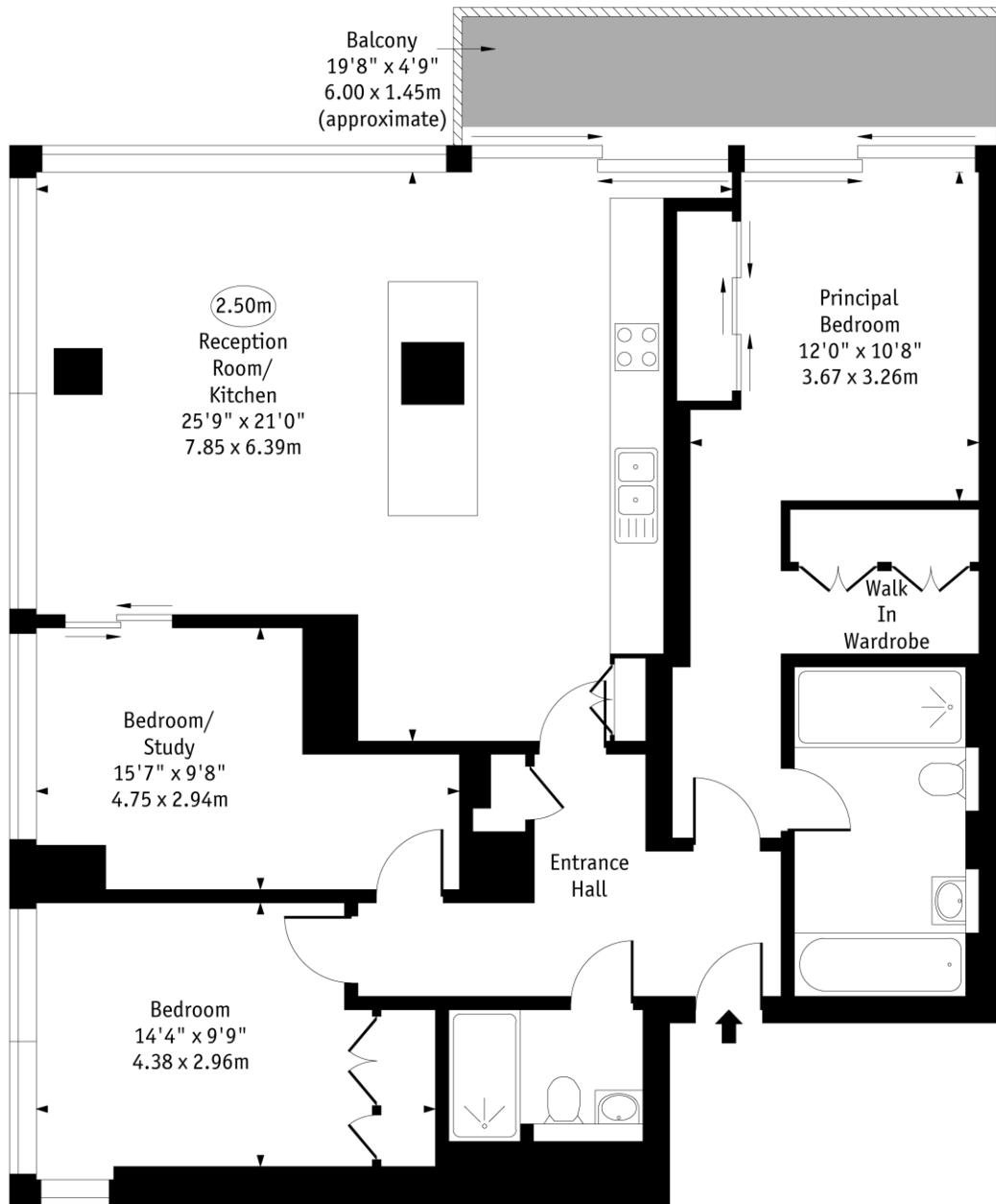
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○ - Ceiling Height



Fifteenth Floor

Approx Gross Internal Area 1184 Sq Ft - 110.09 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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