



The Heron, 5 Moor Lane, London, EC2Y 9AP



## The Heron, London EC2Y

Leasehold (172 years remaining)

Sophisticated apartment in The Heron with a west-facing balcony showcasing sweeping London skyline views and features premium amenities including an on-site gym, exclusive residents' club, and 24-hour concierge, perfectly positioned in the heart of the Barbican.

### Key Features

- Studio suite
- West facing balcony
- Excellent location
- Council Tax: **E**
- Service Charge: **£8,170.57**
- Ground Rent: **£300**
- No chain
- EPC: **C**

This thoughtfully designed 426 square foot studio maximizes space and natural light, with floor-to-ceiling windows framing the London skyline. The west-facing balcony becomes your private vantage point for sunset views across the capital, perfect for morning coffee or evening relaxation. Inside, the integrated kitchen flows seamlessly into the living space, while high-quality finishes throughout reflect the development's premium positioning. The modern bathroom completes this well-conceived home with contemporary fixtures and elegant design.

Life at The Heron extends beyond your front door with an enviable collection of resident amenities. The on-site gym means fitness is always convenient, while the exclusive residents' club provides sophisticated space for work or socializing. The 24-hour concierge service adds security and convenience, managing everything from deliveries to visitor access with professional efficiency.

Transport connections are exceptional with Moorgate, Liverpool Street, and Barbican stations all within easy walking distance



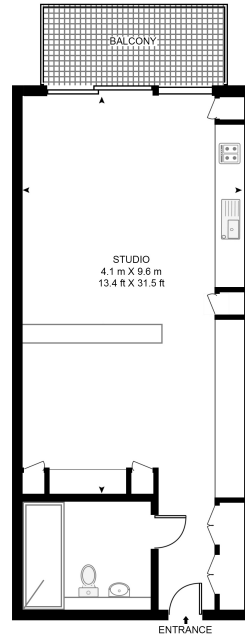






**THE HERON, MOOR LANE**

APPROXIMATE GROSS INTERNAL FLOOR AREA 426 SQ.FT (39.6 SQ.M)



TWENTY EIGHTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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