



Moor Lane

London, EC2Y

Asking Price £525,000

Presenting a rare opportunity to acquire a sophisticated studio apartment situated on the 28th floor of the renowned Heron Building. Located in one of the City of London's most desirable developments.

CHESTERTONS



Moor Lane

London, EC2Y

- Stunning city views
- Prime 28th floor
- 413 sq/ft space
- Private balcony
- Modern, sleek design
- High-end appliances
- 24-hour concierge
- Central City location



An impressive 413 sq ft studio apartment offering beautifully designed living space, complete with a private balcony enjoying panoramic north-west views across London's iconic skyline. Situated within the prestigious Heron development, residents benefit from an exceptional range of amenities, including a 24-hour concierge, state-of-the-art residents' gym, secure entry system and an unrivalled City location. A wealth of renowned restaurants, bars, cultural attractions and excellent transport links are all within easy walking distance. The apartment features a stylish open-plan layout with contemporary finishes throughout. A bespoke fitted kitchen with integrated appliances flows seamlessly into the bright living area, while custom built-in storage and floor-to-ceiling windows maximise both space and natural light. The private balcony provides the perfect place to relax or entertain while taking in the spectacular views. A thoughtfully separated sleeping area offers privacy and comfort, complemented by elegant wooden flooring and a neutral colour palette that creates a warm, sophisticated feel throughout. Combining luxurious interiors, outstanding resident facilities and an enviable City location, this apartment presents an excellent opportunity for professionals, investors or those seeking a stylish London pied-à-terre.

Tenure: Leasehold 172 years 9 months
Service Charge: £7697
Ground Rent: £300
Local Authority: City of London
Council Tax Band: E

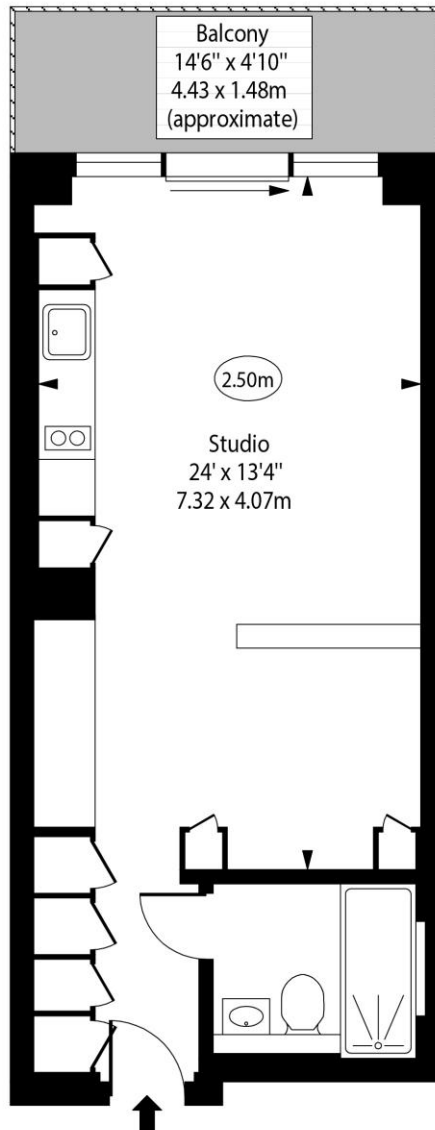
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Heron, Moor Lane, EC2Y

○ - Ceiling Height



Twenty Eighth Floor

Approx Gross Internal Area 413 Sq Ft - 38.37 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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