

# Frank Harris & Co.



**The Heron, Moor Lane, EC2Y**

**£1,700,000**

A 19th floor apartment within the City of London with three bedrooms, two bathrooms, open plan kitchen, dual aspect reception room which leads to a large west facing balcony. The main bedroom has fitted wardrobes and an en-suite bathroom, there is also a guest bathroom, wooden flooring throughout and comfort cooling. Three parking spaces are available by separate negotiation.



This corner apartment has a reception room with space for a study area and full height windows. The open plan kitchen has a wine fridge, Miele oven, microwave, coffee machine, dishwasher and fridge/ freezer. Two bedrooms have a south aspect, the main bedroom has fitted wardrobes, and an en-suite shower room.

A touch screen pad controls the lighting and the independent thermostatically controlled comfort cooling and heating system.

The Heron is located in the heart of The City of London, within walking distance of Clerkenwell, Shoreditch and Spitalfields. Residents benefit from 24 hour concierge and use of a residents only gym, restaurant/bar, roof garden, and screening room. The City offers exceptional dining, shopping and entertainment with a number of five star hotels close by. The landscaped roof garden provides residents and their guests with a peaceful refuge in a unique and tranquil setting overlooking the City.

The Heron was developed by Heron International, in conjunction with David Walker Architects. Residents 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 their apartment.

The building is located approximately 320 metres from Moorgate Station, and a short walk to Liverpool Street station and the Elizabeth Line. EWS1 Compliant.

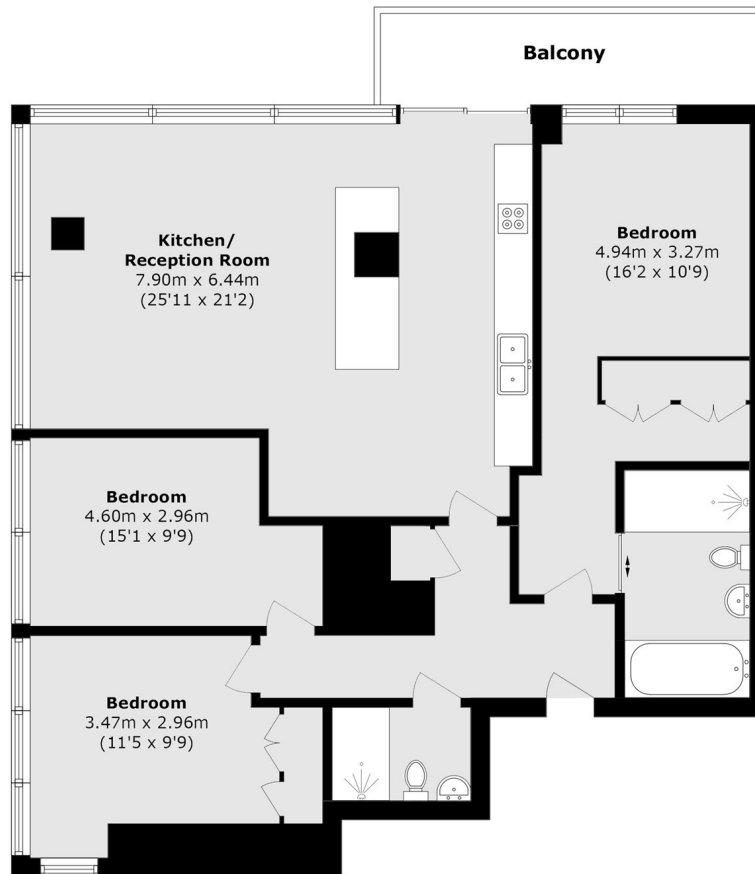
- Three Bedroom Apartment • South/West Aspect • Large Balcony •
  - 24 Hour Concierge • Gym/ Screening Room • No Onward Chain •
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Total area (approx.): 117.6 sq. m (1265.8 sq. ft)

Balcony area (approx.): 8.6 sq. m (92.5 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.

