

Moor Lane

London, EC2Y

Offers in excess of
£450,000

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

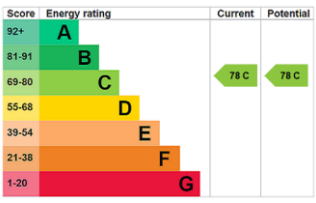


This modern studio offers 413 sq/ft of meticulously designed living space, complemented by a private balcony showcasing panoramic north-west views of the city's iconic skyline.

The Heron Building is celebrated for its striking architecture and exceptional resident amenities. With its central location, residents enjoy proximity to the vibrant heart of the City, with an abundance of world-class restaurants, cultural institutions, and excellent transport links, all just moments away. The building provides an impressive array of services, including 24-hour concierge service, a state-of-the-art gymnasium, and secure access, ensuring a seamless and luxurious living experience.

The apartment itself offers an open-concept layout, featuring sleek, contemporary finishes throughout. The living area is enhanced by bespoke built-in shelving and cabinetry, creating both storage and style. The space is intelligently designed with a fully integrated kitchen, offering high-end appliances and a minimalist aesthetic, which maximizes functionality while maintaining a chic, uncluttered look. The floor-to-ceiling windows flood the apartment with natural light, creating a bright and airy atmosphere, while the balcony provides a tranquil outdoor retreat with spectacular views, perfect for relaxing or entertaining.

Tenure:	Leasehold - 172 years remaining approx.
Service Charge:	£7,697 p/a
Ground Rent:	£300 p/a doubling every 25th anniversary of the term for the first 99 years only
Local Authority:	Westminster
Council Tax Band:	E

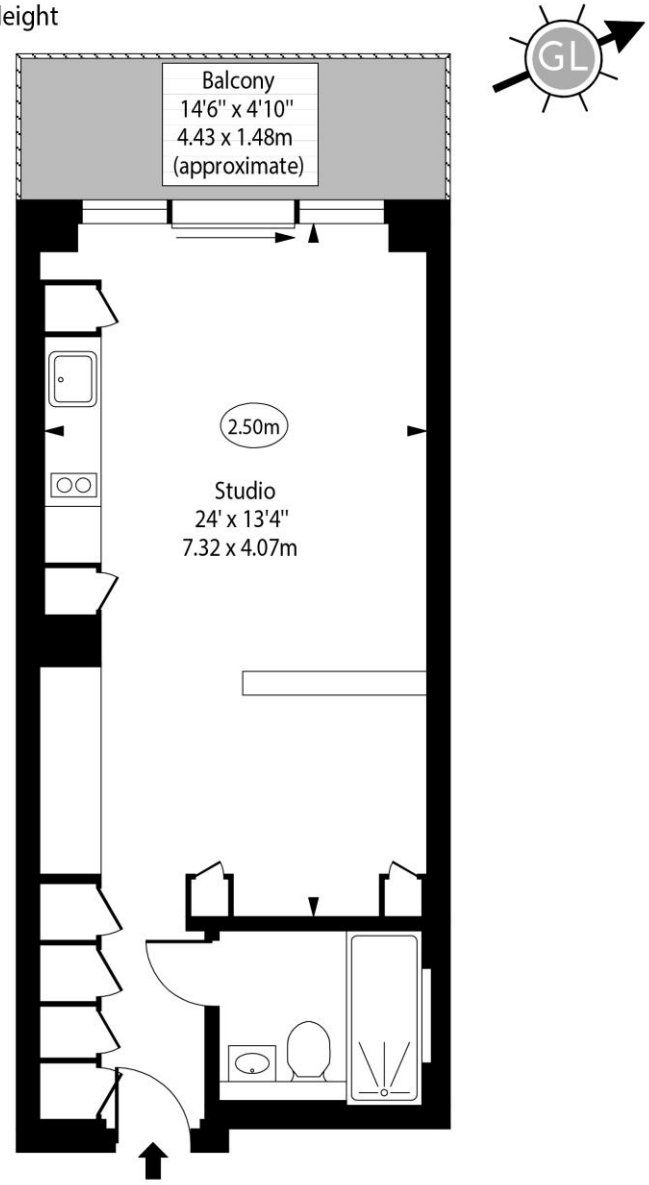


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The Heron,
Moor Lane, EC2Y

- 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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