

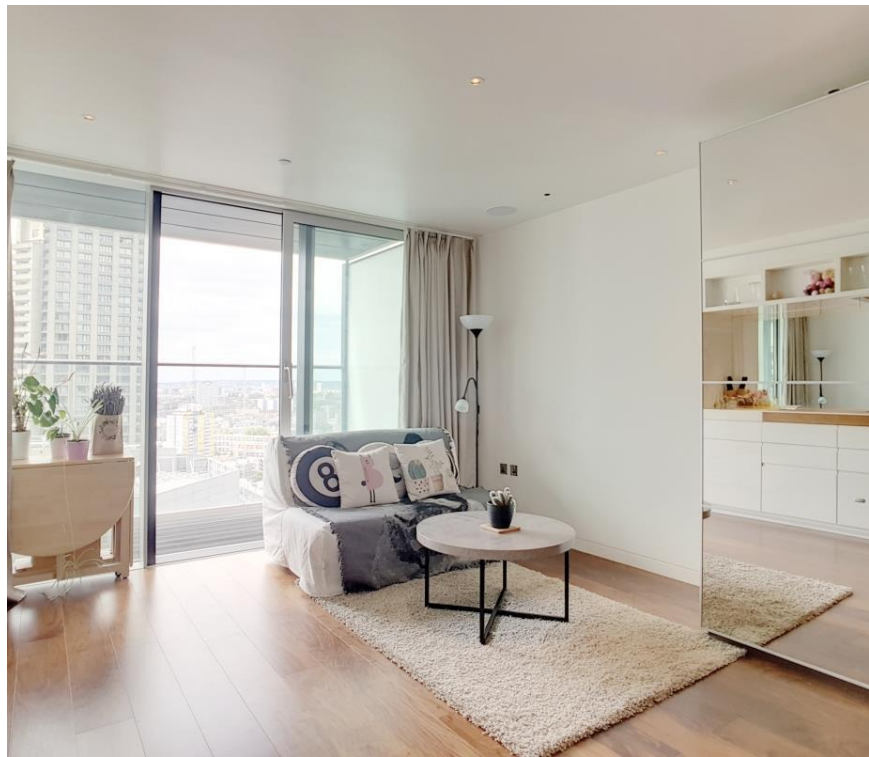
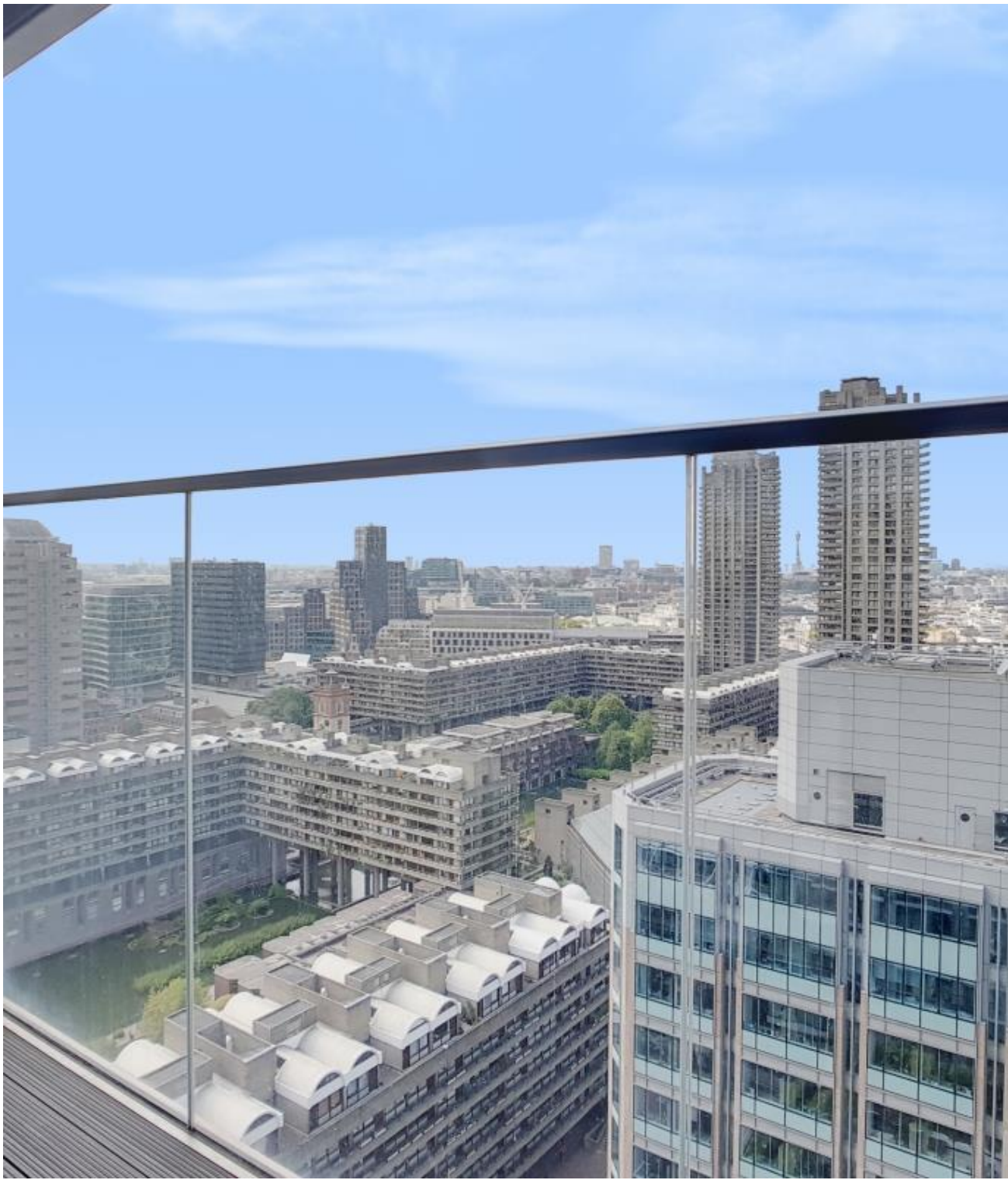


# Moor Lane, London EC2Y

Guide price £600,000 Leasehold







# Description

A stunning studio apartment located on the 23rd floor of the sought after Heron development.

This luxury apartment offers a well sized reception area, partitioned sleeping area, open plan kitchen, bathroom and a private balcony. The property has a high specification with comfort cooling, iPod docking system, ceiling speakers and central control panel.

The development is located in the heart of the City of London and is within easy reach of stations such as Bank (0.5 miles) and Moorgate (0.2 miles). The Heron benefits from an on-site gym, exclusive resident's club and 24 hour concierge.

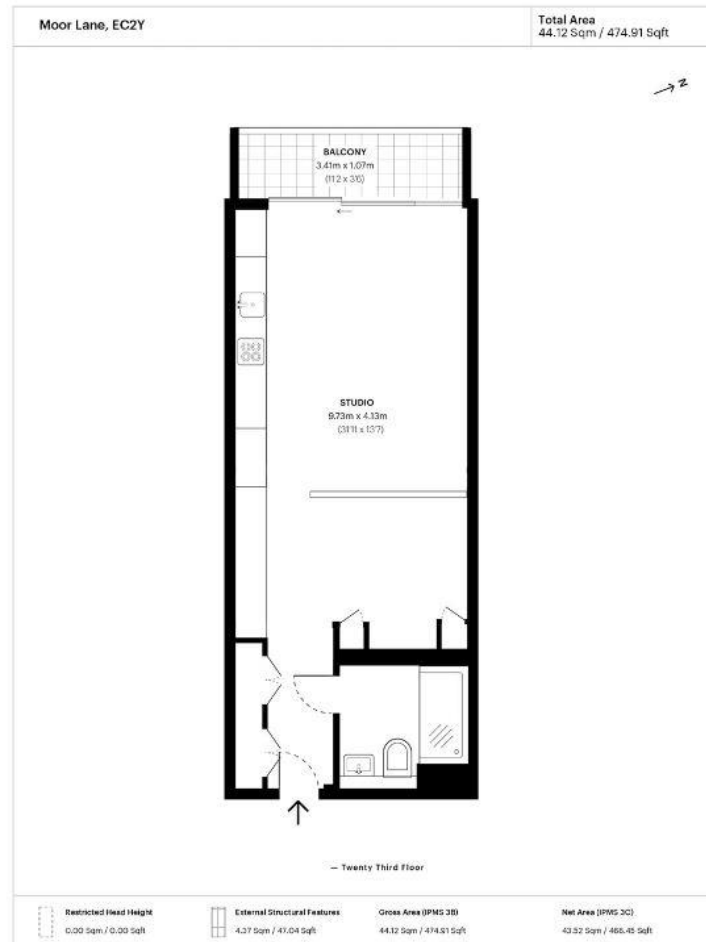


- Studio
- 1 Bathroom
- Balcony
- On site gym & residents' club
- 24 Hour concierge
- 0.2 miles from Moorgate station
- Approx. 474.91 sq ft (44.12 sq m)
- Leasehold
- EPC: B



# Floorplan

474 sq ft | 44 sq m



Open floor plan prepared for JLL City Office on 06/09/2018 using 30.432.009 floor area prints, accurate to +/- 10mm. Produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on any measurement in a transaction you should perform your own checks. Floorplans illustrative only and excluded from all area calculations. Source: [www.jll.com/property](http://www.jll.com/property)

**Restricted Head Height** = Limited use area under 1.9m. **External Structural Features** = Balconies, terraces or verandas or similar. **IPMS 3B** = gross internal area measured from the internal face of external walls, including walls/balconies and external structural features, excluding stairwell area below/below the ground floor. **IPMS 2C** = net area of IPMS 3B excluding internal walls/balconies and stairwell area above/below the ground floor. **Total Area** = IPMS 3B gross area + stairwell area above/below ground floor of 0.00 Sqm / 0.00 Sqft



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