



MOOR LANE, LONDON, EC2Y
£1,500,000 LEASEHOLD APPROX. 173 YEARS REMAINING





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Winkworth is proud to present this stunning 1,238 sq ft apartment, enviably positioned within the Heron Building on Moor Lane.

Situated on the 15th floor and enjoying the sought-after south-west facing aspect, widely regarded as one of the finest positions in the building, the apartment benefits from superb afternoon and evening light. Dual-aspect, floor-to-ceiling windows frame impressive views across the London skyline and allow natural light to flood the space throughout the day.

The bespoke kitchen features sleek, custom-fitted cabinetry and fully integrated Miele appliances, including a Miele hob, oven, microwave, dishwasher, fridge freezer and wine chiller. The layout has been thoughtfully reconfigured to provide additional storage, creating a highly practical yet elegant entertaining space. There are three bedrooms, including a principal suite with walk-in wardrobe and luxurious en suite bathroom. A further family bathroom and excellent additional storage complete the accommodation.

Further benefits include underfloor heating and comfort cooling throughout, a private balcony, integrated ceiling speakers to the reception room and principal bedroom (Sonos compatible, with AV equipment neatly housed within a dedicated cupboard), secure underground parking with valet service, and a 24-hour concierge.



Residents of The Heron enjoy access to an exclusive private members' club offering a roof garden, full dining facilities and bar, residents' cinema, gymnasium and business suite. Located in the heart of the City, the apartment is within easy reach of Moorgate Station, including the Elizabeth Line entrance, as well as Liverpool Street, Barbican and Bank stations.

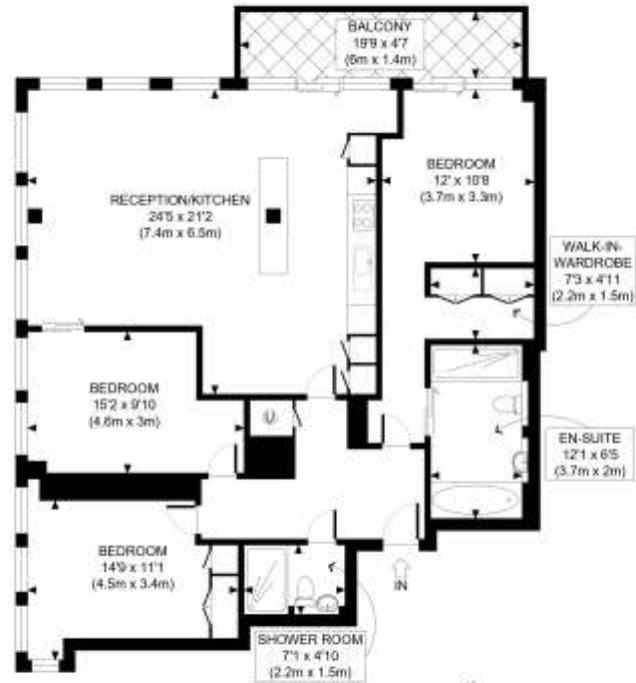
Leasehold, approximately 173 years remaining

Service Charge: About £22,000 per annum

Ground Rent: About £450 per annum

Council Tax: Band G, City of London





FIFTEENTH FLOOR
GROSS INTERNAL
FLOOR AREA 1238 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1238 SQ FT/ 115.90M

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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