



# Moor Lane, Moorgate, EC2Y

Asking Price: £540,000

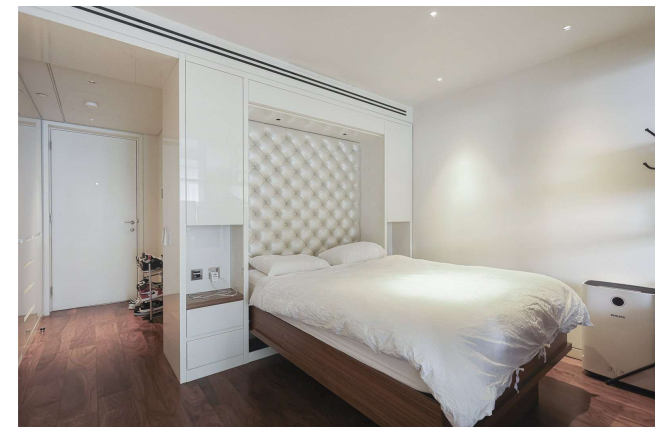
 Benham  
& Reeves

# Moor Lane, Moorgate, EC2Y

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set within a Moorgate, this exquisite one-bedroom apartment showcases contemporary features and elegant design. The property offers a bright and spacious living area, ideal for those desiring a convenient city lifestyle. Highlights include a balcony, perfect for enjoying morning coffee or evening sunsets. Residents also benefit from access to a communal swimming pool, perfect for unwinding after a busy day.

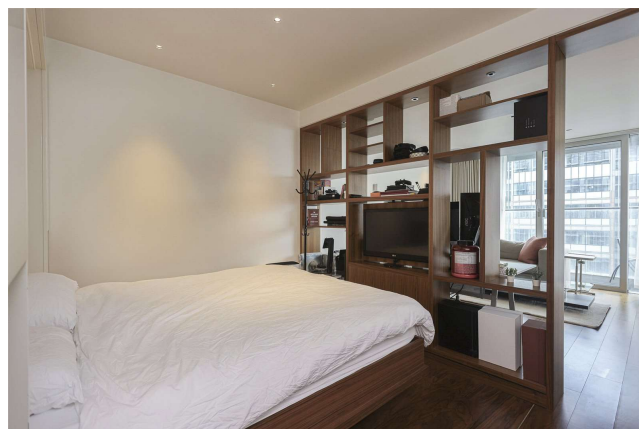
Conveniently located near Moorgate, Liverpool Street station, this apartment provides excellent connectivity for commuting or exploring the city.

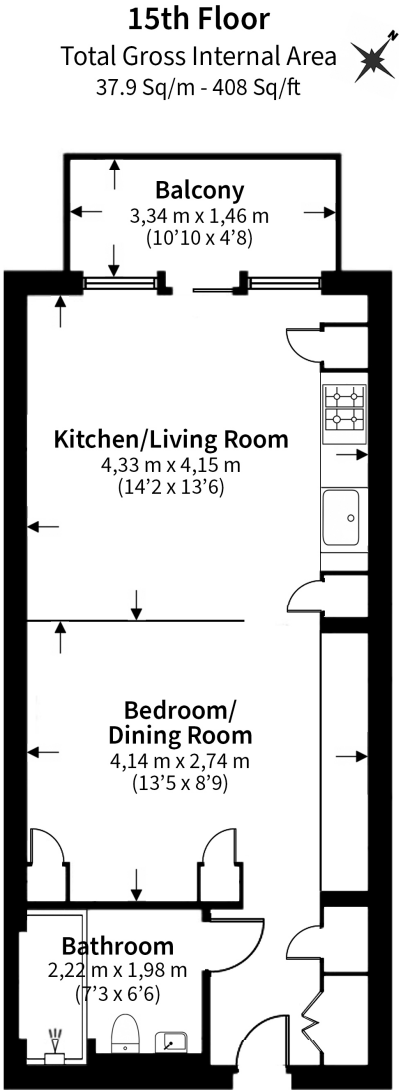




## Property Features:

- Luxury Development
- Studio Apartment
- 15th Floor
- Private Balcony
- 408 Square Feet (Approx.)
- 24 Hour Concierge
- Residents Gym
- Cinema Room
- Moorgate Station (0.1 miles)
- Liverpool Street Station (0.3 miles).





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£540,000
Tenure:	Leasehold Expires 21/03/2199 Approximately 174 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024
Service Charge:	£5,804.00 (per annum) For the year of 2024

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220203

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W: [www.benhams.com](http://www.benhams.com)

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