



**Moor Lane, Moorgate, EC2Y**

Asking Price: £490,000

 Benham  
& Reeves



 Studio  1 Bathroom (s)  Leasehold

The open plan living space provides real comfort, combined with the kind of exquisite design that never fails to impress. Meanwhile, the stunning separate bedroom area provides an oasis of calm and relaxation. Despite its convenient, central location, you'll feel blissfully removed from the hustle and bustle of the city, able to unwind completely after a long day. The kitchen area is modern and practical, featuring all the required appliances, and the newly-fitted bathroom is finished to a high standard. This apartment also comes with a state-of-the-art heating/cooling system, meaning you'll be comfortable in your home all year round.

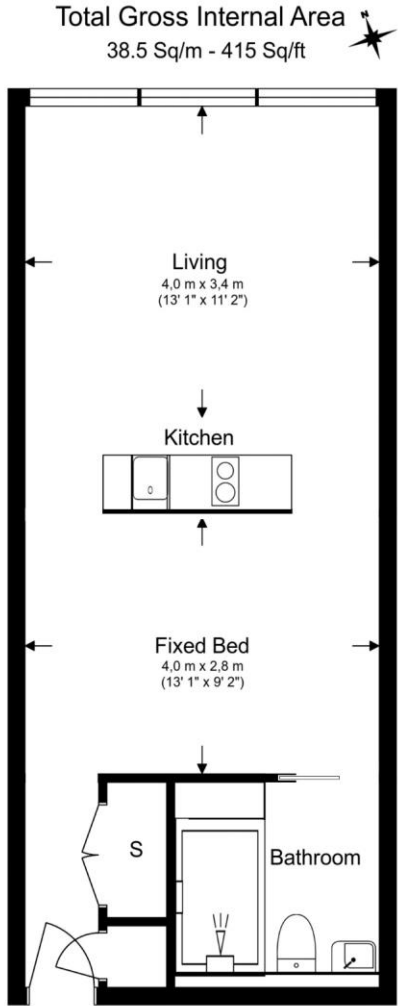
The building itself is famed for its beauty and style, and residents can expect to enjoy an array of exclusive facilities and services. There are numerous large reception rooms, perfect for business meetings or social gatherings. There's a beautifully tended garden terrace, a private screening room, whilst the exclusive on-site gym is ready for use, day-or-night. The Heron also prides itself on unbeatable security, featuring a 24hr on-site concierge service.

Situated only a short walk from both Moorgate and Liverpool Street underground stations, residents enjoy easy access to the Northern, Circle, Hammersmith & City and Metropolitan lines, making it easy to get around town. In effect, what The Heron does for its residents is provide the very pinnacle in 21st century-living.

## Property Features:

- Studio
- One Bathroom
- 415 square feet (Approx.)
- 24h Concierge
- Gymnasium
- Residents' Lounge
- High Specification





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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:	£490,000
Tenure:	Leasehold Expires 22/03/2199 Approximately 175 Years Remaining
Ground Rent:	£400 (per annum)
Service Charge:	£4,242 approx. (per annum)
Anticipated Rent:	£2,175 pcm Approx. 4.02% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230100

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