



# Moor Lane, Moorgate, EC2Y

Asking Price: £430,000

Benham  
& Reeves

# Moor Lane, Moorgate, EC2Y

 Studio

 1 Bathroom

 Leasehold

A bright and contemporary studio apartment set within the sought-after Heron development.

The property features a well-designed open-plan living space, thoughtfully divided by built-in shelving to create distinct areas, alongside a modern fitted kitchen with integrated appliances. Floor-to-ceiling windows allow for an abundance of natural light, enhancing the sense of space throughout.

Residents of The Heron benefit from exclusive access to The Heron Club, which includes a fully equipped gym, private cinema, residents' lounge and meeting facilities, as well as a stylish roof terrace with bar and restaurant. A 24-hour concierge service is also provided.

Ideally positioned, the development is within easy reach of Moorgate, Liverpool Street and Barbican stations, offering excellent transport links across London. The surrounding area is home to a wide range of bars, restaurants, and cafes, making it a vibrant and convenient place to live.





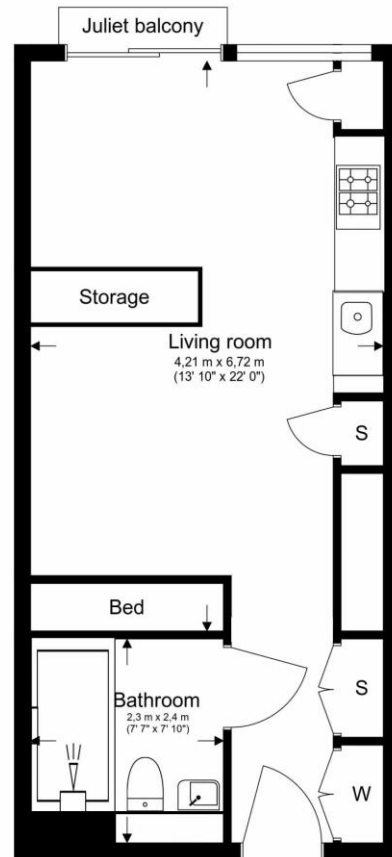
## Property Features:

- Priced to Sell!
- Studio Flat
- Wooden Flooring
- Ample Storage
- 24-hour Concierge
- Residents' Gym
- Roof Terrace



## 8th Floor

Total Gross Internal Area  
38 Sq/m - 409 Sq/ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£430,000
Tenure:	Leasehold Expires 22/03/2199 Approximately 172 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2026
Service Charge:	£7,700.00 (per annum) For the year 2026
Anticipated Rent:	£2,800.00 pcm Approx. 7.8% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230033

T: 020 7213 9700

E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

