



Moor Lane, Moorgate, EC2Y

Asking Price: £520,000

 Benham
& Reeves

Moor Lane, Moorgate, EC2Y

 Studio

 1 Bathroom (s)

 Leasehold

Beautifully presented and finished to an impeccable standard, this elegant west-facing residence enjoys spectacular panoramic views of London's iconic skyline from its private balcony, providing the perfect setting to unwind and take in breathtaking sunsets.

Offering approximately 476 sq. ft. of intelligently designed living space, the apartment seamlessly combines style with functionality. The bright open-plan reception area flows effortlessly into a sleek designer kitchen, complete with premium Miele integrated appliances, while a cleverly partitioned sleeping area creates a sense of privacy and includes a dedicated space ideal for a home office or study.

The sophisticated interior is complemented by rich wood veneer? flooring, a luxurious contemporary shower room, generous built-in storage, and comfort cooling throughout, ensuring year-round comfort.

Designed for modern city living, the apartment also benefits from an integrated smart home system featuring ceiling-mounted speakers and a centralised control panel that allows effortless management of the audio, lighting, and climate settings.

Combining luxury, convenience, and an unrivalled City location, this outstanding apartment presents an exceptional opportunity for professionals, investors, or those seeking a premium London residence.

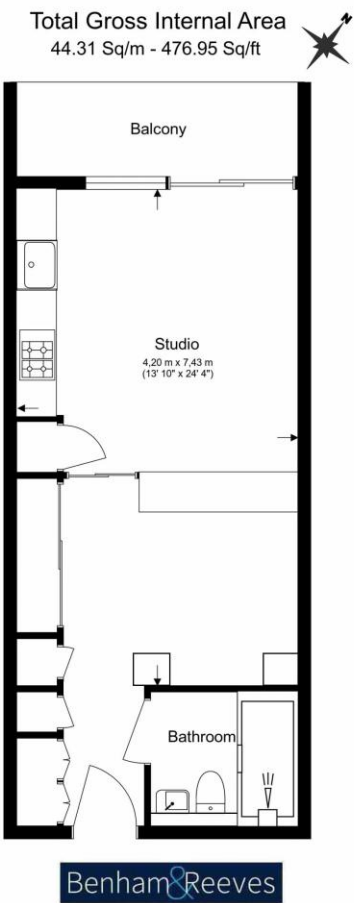




Property Features:

- Luxury Studio
- 24h Concierge
- Gym
- Residents' Club
- Private Balcony
- Miele Appliances
- Wooden Veneer Flooring





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:	£520,000
Tenure:	Leasehold Expires 22/03/2199 Approximately 172 Years Remaining
Ground Rent:	£200.00 (per annum) For the year 2026
Service Charge:	£6,600.00 (per annum) For the year 2026

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230074

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