



Moor Lane, Moorgate, EC2Y

Asking Price: £410,000

 Benham
& Reeves

Moor Lane, Moorgate, EC2Y

 Studio

 1 Bathroom

 Leasehold

Positioned on the 20th floor, this exceptional studio apartment offers breathtaking panoramic views across London's iconic skyline, creating an impressive backdrop both day and night.

Beautifully designed with modern city living in mind, the apartment showcases high-quality contemporary finishes throughout. Every detail has been thoughtfully considered to maximise both space and functionality, featuring a sleek, fully integrated kitchen, stylish bathroom, and an intelligently designed open-plan living and sleeping area that delivers comfort without compromising on style.

Residents of The Heron enjoy access to an outstanding collection of five-star lifestyle amenities, including an exclusive residents' club lounge with bar and private dining facilities, a beautifully landscaped rooftop garden, a private cinema, a state-of-the-art fitness suite, business lounge, and a 24-hour concierge service, providing the ultimate luxury living experience in the heart of the City.

Perfectly positioned on Moor Lane, The Heron places you within moments of London's world-renowned financial district, with the Barbican Centre, St Paul's Cathedral, Farringdon, Liverpool Street and the Elizabeth line all within easy reach. Surrounded by an exceptional selection of award-winning restaurants, boutique cafes, cultural attractions and excellent transport connections, this is an outstanding opportunity to enjoy one of London's most prestigious and well-connected addresses.



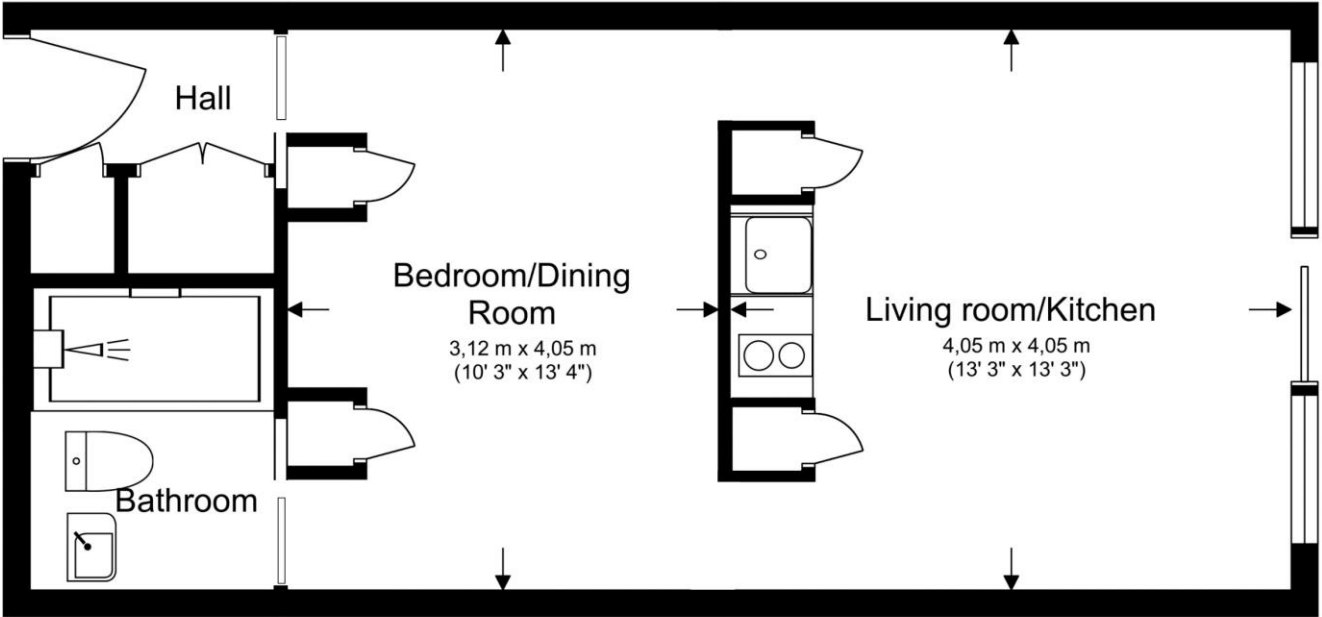


Property Features:

- Spacious Studio
- Open-Plan Kitchen
- Separate Bed Area
- Chain Free
- 20th Floor Apartment
- Floor-to-Ceiling Windows
- 24-hour Concierge
- Luxury Gym
- Residents' Lounge
- Walking Distance to Moorgate Station



20th Floor
Total Gross Internal Area
36.97 Sq/m - 398 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		
69-80	C	79 C	79 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:	£410,000
Tenure:	Leasehold Expires 21/03/2199 Approximately 172 Years Remaining
Ground Rent:	£400.00 (per annum) For the year 2026
Service Charge:	£7,800.00 (per annum) For the year 2026
Anticipated Rent:	£2,100.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240070

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