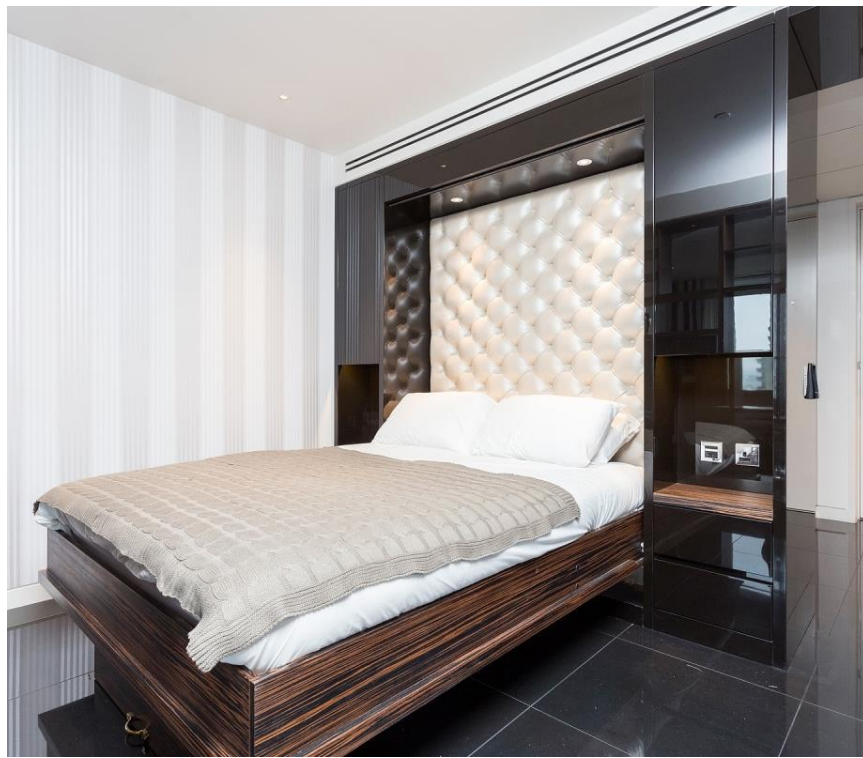




Moor Lane, London EC3V

Guide price £550,000 Leasehold





Description

A stunning studio apartment located on the 25th floor of the sought after Heron development.

This luxury apartment offers a well sized reception area, partitioned sleeping area, open plan kitchen, bathroom and a private balcony. The property has a high specification with comfort cooling, iPod docking system, ceiling speakers and central control panel.

The development is located in the heart of the City of London and is within easy reach of stations such as Bank (0.5 miles) and Moorgate (0.2 miles). The Heron benefits from an on-site gym, exclusive resident's club and 24 hour concierge.

- Studio
- 1 Bathroom
- Balcony
- Solid oak flooring
- 24 Hour concierge
- 0.2miles from Moorgate station
- Approx. 408 sq ft (37.9 sq m)
- EPC: C



Floorplan

408 sq ft | 38 sq m

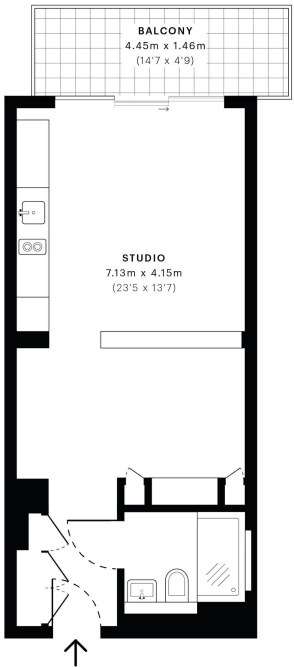


Moor Lane, EC2Y

CAPTURE DATE 02/09/2020 LASER SCAN POINTS 13,935,547

GROSS INTERNAL AREA

37.92 sqm / 408.17 sqft



— Twenty-Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
37.92 sqm / 408.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wall-thickness, restricted head height
36.16 sqm / 389.22 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.47 sqm / 69.64 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 200 RESIDENTIAL 44.39 sqm / 477.81 sqft
IPMS 200 RESIDENTIAL 42.78 sqm / 460.48 sqft

spec id: 5f4771a57b5d6490db7fe893c

City
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Building,
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020 7337 4000

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