

THE HERON  
CITY OF LONDON

Frank Harris  
——— & Co. ———





Within one of the City of London's prime residential towers, an impressive apartment set on the 31<sup>st</sup> floor offering incredible views of the capital.

The high specification home has three bedrooms, three bathrooms and the added luxury of four west facing balconies and three parking spaces.

The Heron is located in the heart of the City of London, within walking distance of Clerkenwell, Shoreditch and Spitalfields.

Residents benefit from 24-hour concierge and use of a resident only gym, restaurant and bar, roof garden and screening room.

The City offers exceptional dining, shopping and entertainment. There are a number of five star hotels close by including The South Place Hotel and The Ned offering eight restaurants, a spa and a private members club. Transport will include the new Elizabeth Line (Crossrail) which will open in 2022, allowing travel to

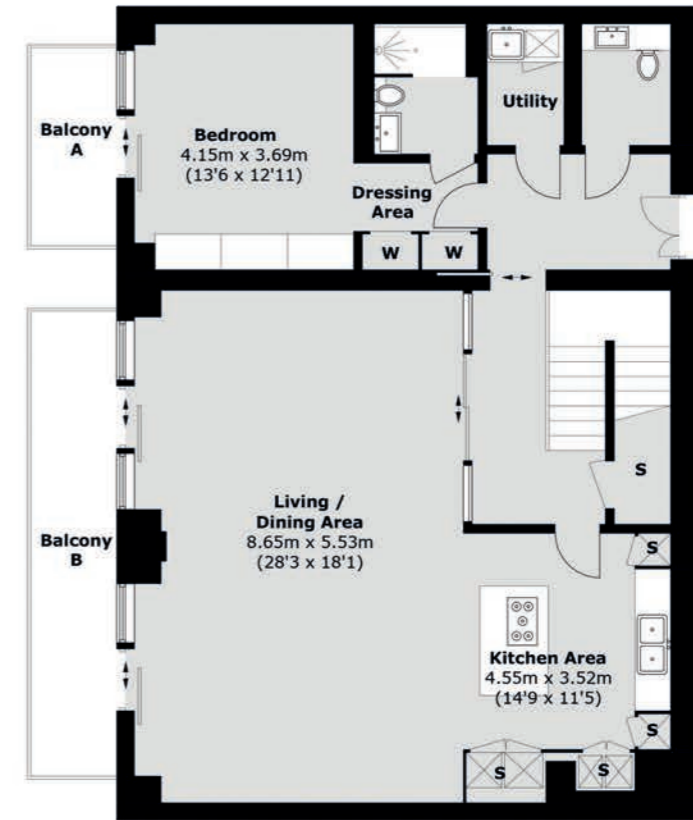
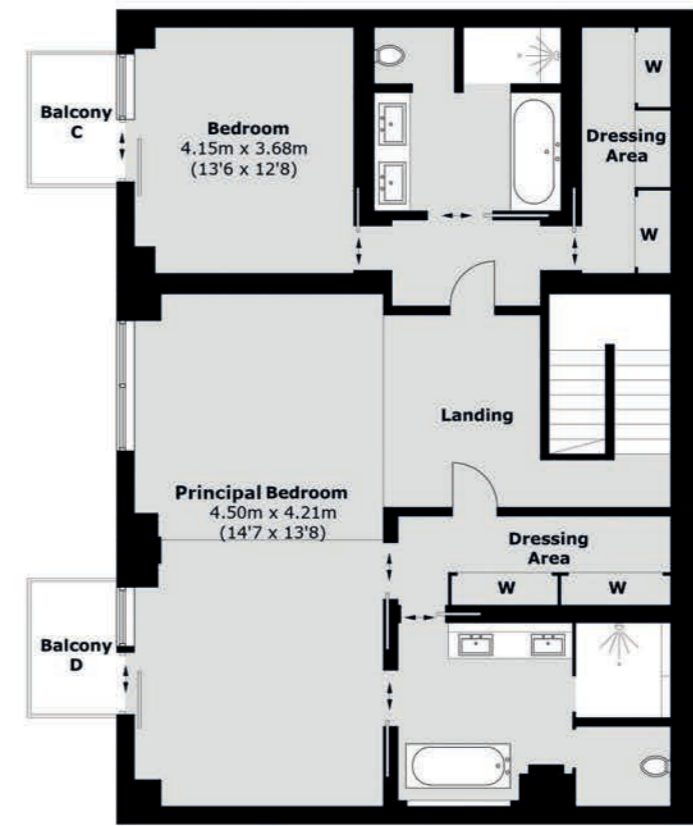
Bond Street within five minutes, Canary Wharf within 10 minutes and Heathrow in approximately 30 minutes.

The building is located approximately 320 metres from Moorgate Station, and a short walk to Liverpool Street station and the future Crossrail line.

- Three Bedrooms with En Suite Bathrooms
- Four Balconies
- Three Parking Spaces
- Incredible Views
- 24-Hour Concierge
- On-site Gym
- Access to Roof Terrace
- Cinema Room







**TOTAL APPROX. FLOOR AREA 2,379 SQ. FT (221 SQ. M), BALCONY. 243 SQ. FT (22.5 SQ. M)**

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



Price on application

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