

THE HERON

THE CITY OF LONDON EC2

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EFFORTLESS LIVING IN THE HEART OF THE CITY

THE HERON WILL BE
A COLLECTION OF
INSPIRED CITY APARTMENTS
THAT WILL REDEFINE THE
STANDARDS OF LUXURY
LIVING IN THE CITY



AN UNRIVALLED
LOCATION WITH
EXCEPTIONAL VIEWS
WILL MAKE THE HERON
BOTH DESIRABLE
AND ACCESSIBLE



A 36 FLOOR TOWER
WITH THE HIGHEST
AMBITIONS OF
ARCHITECTURE
AND DESIGN



A SENSE OF ARRIVAL

Residents will have their own private entrance to The Heron on Moor Lane, where a dramatic and exclusive entrance lobby will create a sense of arrival. This double height, striking space will be decorated with luxurious furniture and finishes. From here, lifts will carry residents to their apartments, while the concierge and security presence will ensure outstanding daily support for the building and residents.



AN UNPRECEDENTED
URBAN OASIS

The landscaped roof garden
will provide residents and their
guests with a peaceful refuge in
a unique and tranquil setting
overlooking the City.



THE PRIVATE CLUB

Each resident will have membership to The Heron's private club and roof garden, which promises to be a truly inviting environment for residents and their guests to socialise, relax, work and play.

It is proposed that the club floor will include a stylish bar with café dining, a screening room to watch special events and the latest movies on DVD, and a private dining / meeting room with conferencing and business facilities. A private gym with facilities for personal training will also be located on this level.



THE HERON NEIGHBOURHOOD: A STIMULATING SOCIAL AND CULTURAL ENVIRONMENT

Located in one of the greatest cities in the world, The Heron is uniquely positioned in the heart of The City of London, a vibrant and exciting place to live. Today, the City offers the very best in shopping, entertainment, the Arts, dining and socialising.

The City is also neighbour to the fashionable areas of Clerkenwell, Hoxton, Shoreditch and Spitalfields. It is also in close proximity to the well established destinations of the West End, Covent Garden and Soho.

AN AREA THAT'S STEEPED IN HISTORY...



... AND RICH IN CULTURE



FROM GASTRO PUBS AND FINE DINING...



... TO STYLISH BARS AND MEMBERS CLUBS.



WHERE CAFÉS AND DELICATESSENS
VIE FOR YOUR CUSTOM...



... AND LUXURY GOODS



SIT ALONGSIDE ESTABLISHED BRANDS



THE NEIGHBOURHOOD ALSO BOASTS A SURPRISING
NUMBER OF INTIMATE GREEN SPACES TO ENJOY



THE APARTMENTS
WILL BE THE ULTIMATE
RESIDENTIAL EXPERIENCE.
DESIGN WILL DEFY THE
CONVENTIONAL

The Suites

With a generous floor area and clearly defined spaces for living and sleeping, the suites will change all preconceptions. Scale and light will be amplified by floor-to-ceiling glass and the highest quality of materials, finishes and appliances have been carefully chosen for both beauty and durability.

A choice of Island or Galley layouts and dark or light colour options will allow for personal taste and style.

One, two and three bedroom apartments

The generosity of space will create inspirational living environments. Enrichment in the specification of materials and finishes will evoke a sense of real luxury. These will be spaces that elevate the senses.

Duplex apartments and Penthouses

The uppermost floors will offer the ultimate residential experience. Dual aspect floor-to-ceiling glass will amplify the outstanding views. Attention to detail will be reflected in the quality of finishes used in these unique apartments.

THE SUITES CREATE INSPIRATIONAL,
LIGHT FILLED, OPEN SPACES



DESIGN AND INGENUITY MAXIMISE
SPACE, LIGHT AND FLEXIBILITY



GALLEY SUITE STUDY AREA



GALLEY SUITE KITCHEN

EXPANSIVE BALCONIES WILL BECOME
LIVING SPACES IN THEIR OWN RIGHT





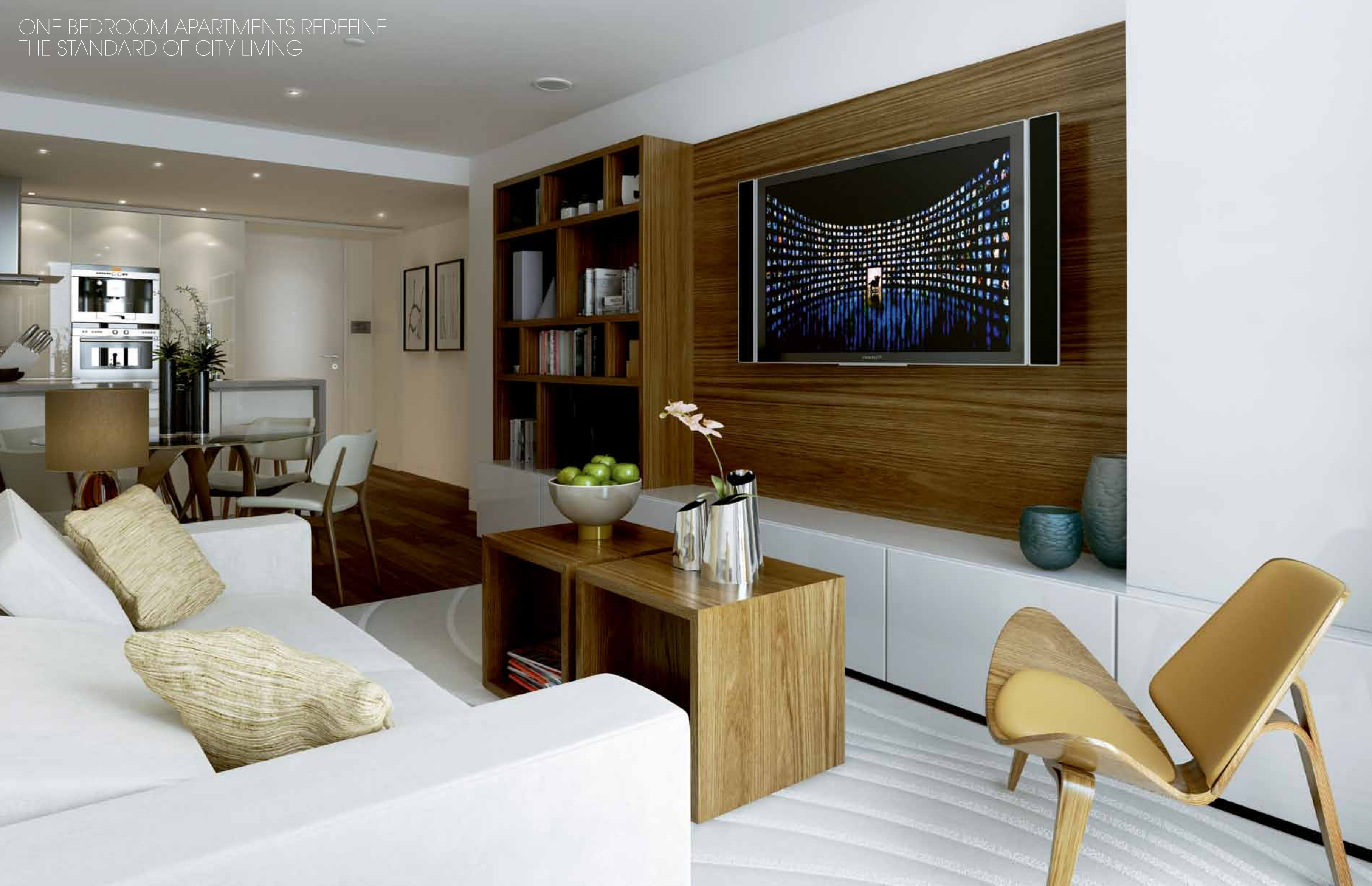
ISLAND SUITE KITCHEN
WITH CUSTOM DESIGNED
CONCEALED UNITS

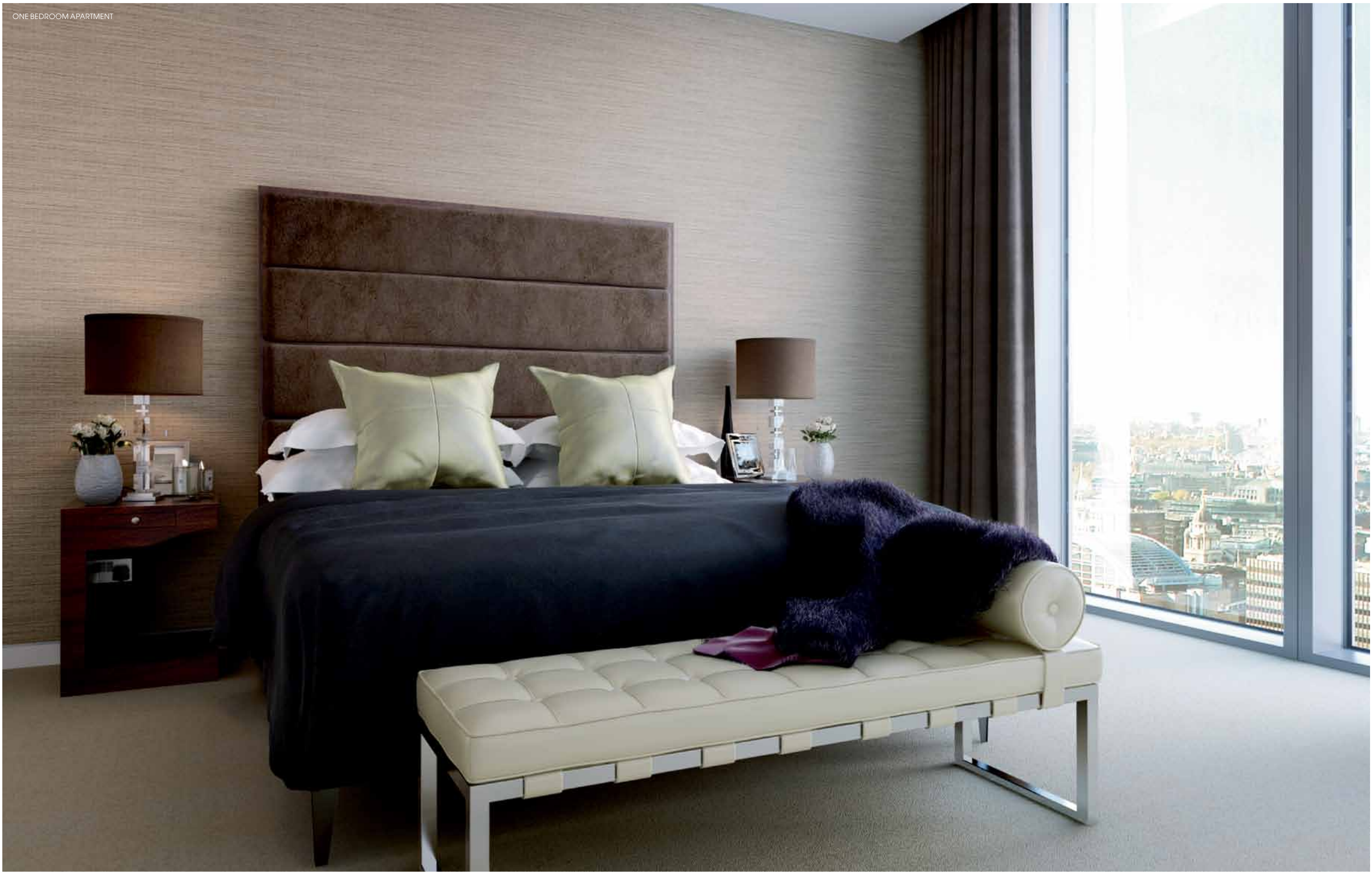


ISLAND SUITE SLEEPING
AREA WITH CUSTOM
DESIGNED FOLDING BED



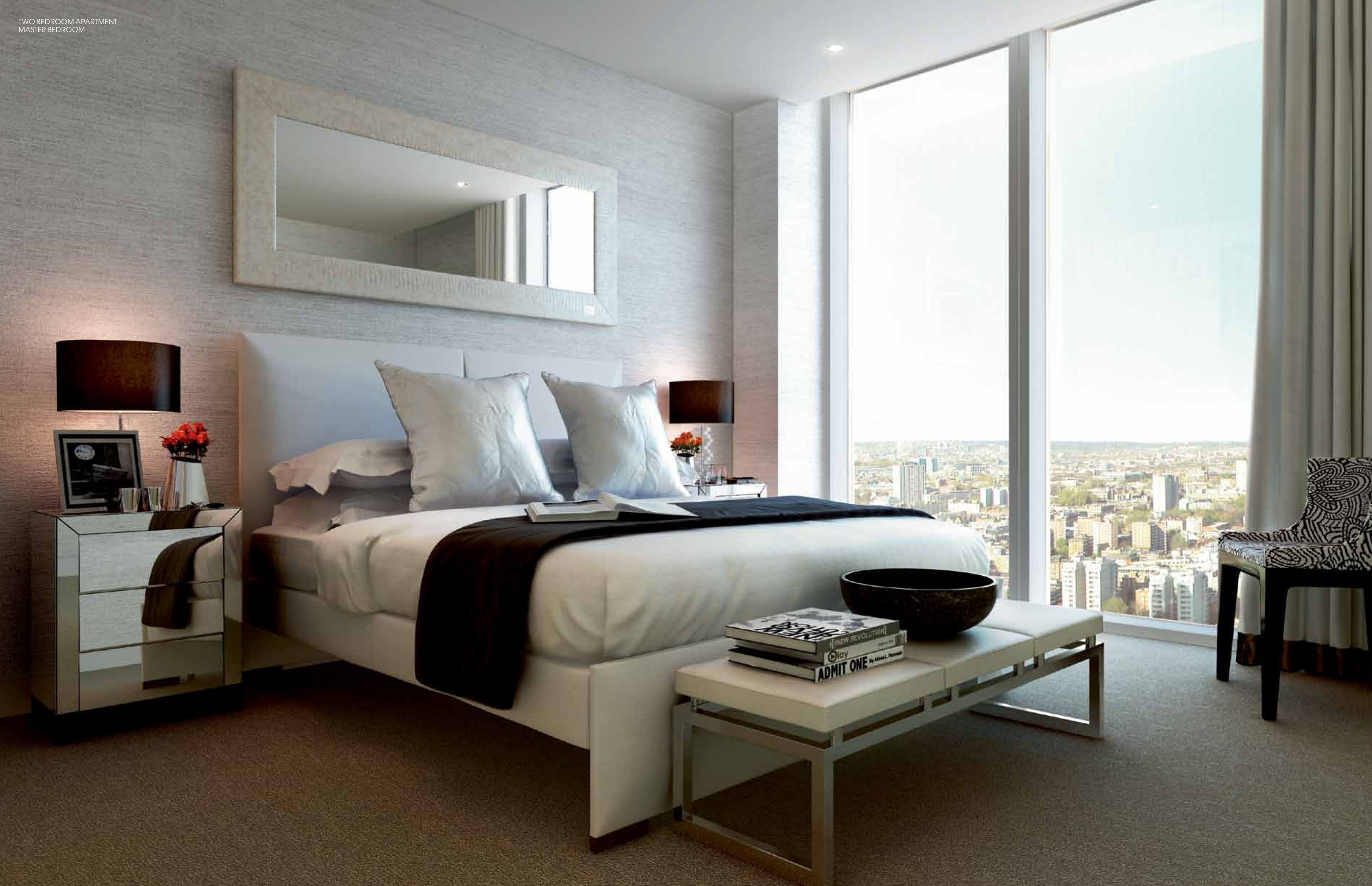
ONE BEDROOM APARTMENTS REDEFINE
THE STANDARD OF CITY LIVING



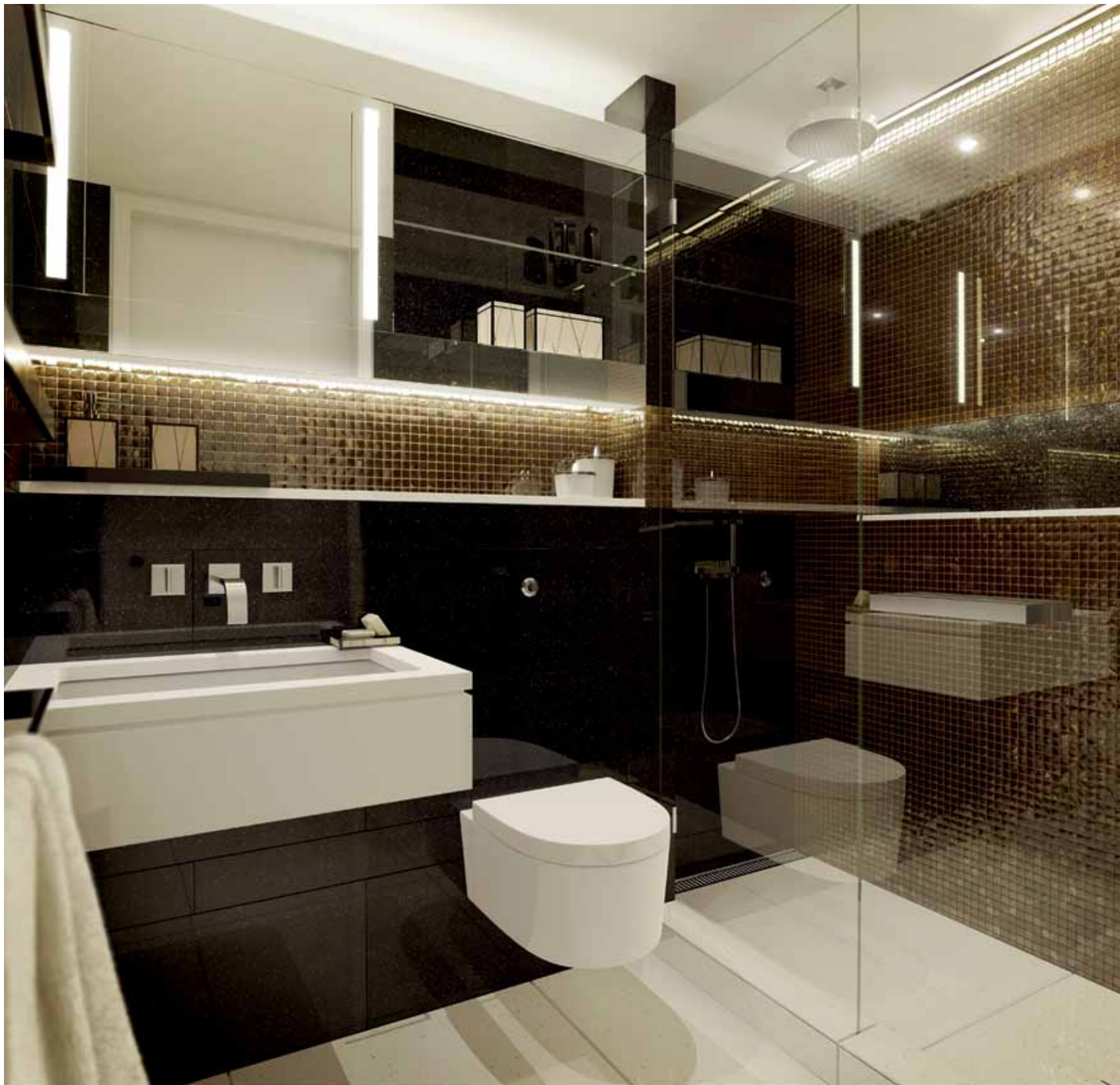


TWO BEDROOM APARTMENTS
REFLECT QUALITY AND STYLE





TWO BEDROOM APARTMENT
EN-SUITE MASTER BATHROOM



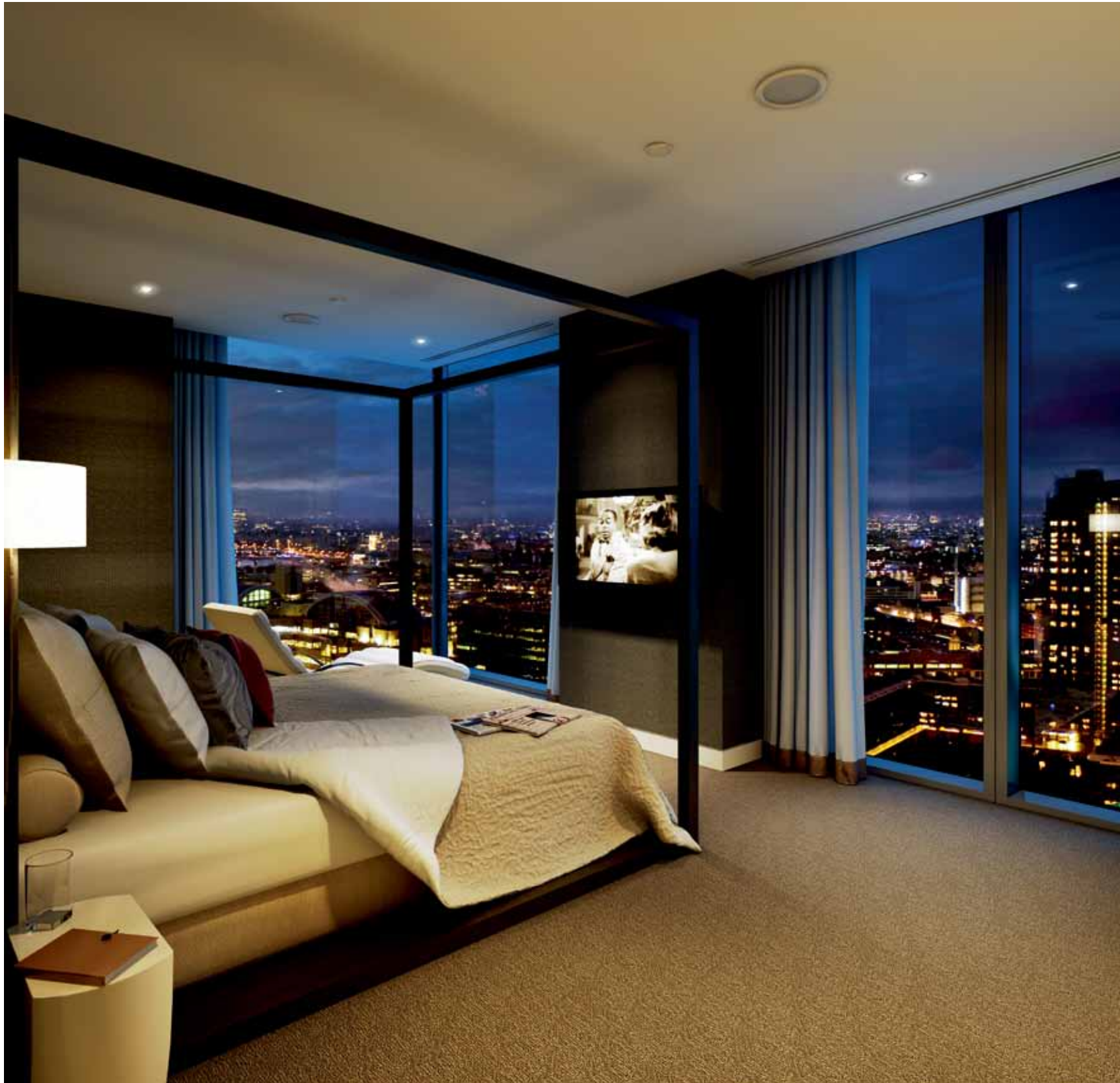
TWO BEDROOM APARTMENT
FAMILY BATHROOM



THREE BEDROOM APARTMENTS
OFFER DUAL ASPECT VIEWS



THREE BEDROOM APARTMENT
MASTER BEDROOM



THREE BEDROOM APARTMENT
EN-SUITE MASTER BATHROOM



ALL THE NEEDS AND
DESIRES ASSOCIATED WITH
MODERN CITY LIVING
HAVE BEEN CONSIDERED
AND INCORPORATED

Life at The Heron has been designed to be effortless. The apartments and amenities have been created with the comfort, convenience and aesthetic aspirations of our residents firmly in mind. The high quality fixtures and fittings have been sourced for reliability and timeless style. For the ultimate experience in contemporary living, apartments will boast the latest in smart home technology.

DESIGN
BESPOKE KITCHENS WILL FEATURE A FULL
COMPLEMENT OF BRANDED APPLIANCES,
CHOSEN FOR BOTH STYLE AND DURABILITY



TECHNOLOGY

APARTMENTS WILL BE FITTED WITH THE
LATEST IN SMART HOME TECHNOLOGY



INTEGRATION
ALL APARTMENTS WILL FEATURE A
HOME AUTOMATION SYSTEM PROVIDING
COMFORT, CONVENIENCE AND SECURITY



FURTHER INFORMATION

- THE GUILDHALL SCHOOL OF MUSIC & DRAMA
- ARCHITECTURE
- SUMMARY SPECIFICATION
- BUILDING SERVICES
- TYPICAL FLOORPLATES
- LOCATION & TRANSPORT

THE GUILDHALL SCHOOL OF MUSIC & DRAMA

The lower floor of The Heron will house new, state-of-the-art facilities for the world renowned Guildhall School of Music & Drama. The custom designed building will accommodate exceptional performance spaces: a 608 seat concert hall, a 227 seat theatre and a 126 seat studio theatre in addition to space for teaching and support services. Combined with its neighbour, the Barbican Arts Centre, it will be an international cultural destination thereby enhancing the prestige of the residential tower.

The School's impressive list of alumni includes: Daniel Craig, Honor Blackman, Orlando Bloom, Sir James Galway, Jacqueline du Pré, Sir George Martin, Ewan McGregor and Bryn Terfel, to name but a few.



Environmental strategy

Environmental issues are increasingly high on the agenda and sustainability has become a major factor in building design. The Heron will uphold its responsibility to the community and the environment and has been designed to adhere to the GLA's aspirations to make London a low carbon city.

As far as possible, the development will utilise the Citigen Combined Heat and Power system for heating, cooling and hot water. This highly efficient strategy will effectively reduce the carbon footprint of the development. The need for artificial cooling due to solar gain is minimised by a system of 'brise soleil' balconies and screening on the south and west facades of the building. Carefully monitored, sustainable construction methods will lessen the impact on the local community; noise, emissions and disruption will be kept to a minimum.

Exterior materials and finishes

The slender 36 floor residential tower will be a striking addition to the City skyline; a fusion of contemporary architecture and sophisticated design exhibiting graceful lines and a seamless exterior finish. The façade will appear as a large scale mosaic, featuring panels of clear, opaque black and dark grey glass and silver anodised aluminium, all outlined with polished stainless steel.

The resulting surface will be highly reflective and visually exciting. Creative architectural concepts will also enhance the interior spaces. Prudent positioning of supporting columns will allow for fully glazed corners to the apartments, providing exceptional views.



SUMMARY SPECIFICATION*

- Structure and envelope**
- Reinforced concrete frame with post-tensioned concrete floor slabs and reinforced concrete columns on piled foundations
 - Bespoke structural silicone glazed curtain wall system constructed in anodised finish aluminium extrusions with high performance, solar controlled double glazed units
 - High performance membrane roofing system.

- Balconies**
- Generous balconies with glass balustrades and anodised aluminium hand rails
 - Glazed Juliet balconies where applicable.



- Floors**
- Acoustic membrane laid on structural floor with finished floor make up over.

- Walls**
- Steel studwork party walls incorporating acoustic insulation and with two layers of plasterboard either side, plaster skim coated and paint finished

- Ceilings**
- Suspended ceiling system incorporating two layers of plasterboard, plaster skim coated and paint finished with acoustic lining in service void above.

- Windows**
- Floor-to-ceiling double glazed windows
 - Double glazed sliding doors to balconies
 - Opening windows where applicable.

Kitchens



- Suites**
- Bespoke custom fitted cabinets in a choice of light or dark gloss lacquer
 - Concealed stainless steel work surface
 - Stainless steel bowl and retractable tap



- Integrated branded appliances include:
 - combined oven/microwave
 - dual induction hob
 - fridge freezer
 - dishwasher
 - coffee maker
 - wine cooler
 - waste disposal unit
 - compartmentalised waste storage
 - washer dryer.



- One Bedroom Apartments**
- Bespoke custom fitted cabinets in a choice of light or dark gloss lacquer
 - Stone or natural wood work surface
 - Under mounted stainless steel sink with tap and side spray
 - Back painted glass splash back



- Integrated branded appliances include:
 - 4 burner induction hob
 - combined oven/microwave
 - dishwasher
 - fridge freezer
 - wine cooler
 - coffee maker
 - waste disposal unit
 - compartmentalised waste storage
 - extractor fan with recessed lighting
 - washer dryer.

- Two Bedroom Apartments**
- Bespoke custom fitted cabinets in a choice of light or dark lacquer
 - Stone or natural wood work surface
 - Double under mounted stainless steel sink with tap and side spray
 - Back painted glass splash back



- Integrated branded appliances include:
 - 4 burner induction hob
 - combined oven/microwave
 - single oven
 - warming drawer
 - dishwasher
 - fridge and freezer
 - wine cooler
 - coffee maker
 - waste disposal unit
 - compartmentalised waste storage
 - extractor fan with recessed lighting
 - washer dryer.

- 3 Bedroom Apartments**
- Bespoke custom fitted cabinets in a choice of light or dark gloss lacquer
 - Stone work surface
 - Double under mounted stainless steel sink with tap and side spray
 - Hot water tap
 - Back painted glass splash back



- Integrated branded appliances include:
 - 4 burner induction hob
 - combination steam oven
 - microwave oven
 - single oven
 - warming drawer
 - dishwasher
 - fridge/freezer
 - wine cooler
 - coffee maker
 - waste disposal unit
 - compartmentalised waste storage
 - extractor fan with recessed lighting
 - washer dryer.



- Bathrooms**
- White vitrified sanitaryware includes:
- Wall mounted WC with push button flush
 - Underslung bath clad in natural stone or marble where applicable
 - Dornbracht Brassware includes rainwater showerhead and hand held spray attachment with wall mounted controls
 - Wall mounted basin with natural stone top and surround

- chrome wall mounted mixer spout
- bespoke wall mounted vanity unit with shaver socket, anti mist mirrored doors and feature lighting
- Walls finished in a combination of stone, back painted glass and pearlished or natural shell mosaics
- Floor and bath surround finished in natural stone
- Electric underfloor heating
- Heated feature wall for towel and bathrobe warming
- Towel rails
- Glazed shower screen.
- NB The suites feature walk-in showers in lieu of baths



- Suites**
- Porcelain ceramic floor with back painted glass and “cat’s eye” pearlished mosaic walls.

- One & Two Bedroom Apartments**
- Marble wall coverings with porcelain ceramic floor.

- Three Bedroom Apartments**
- Marble and natural stone wall coverings and flooring.



* For illustration purposes only. Forms no part of any contract. Specification liable to variation.

SUMMARY SPECIFICATION*
CONTINUED

- Shower room**
- Thermostatically controlled shower
 - Full height glazed shower screen
 - Heated wall for towel and bathrobe warming.

Flooring

Suites
Fitted with a choice of dark porcelain tiles or engineered wideboard timber flooring throughout.



- One, Two & Three Bedroom Apartments**
- Fitted with porcelain tiles or engineered wideboard timber flooring in the living area, kitchen and hall
 - Quality woven carpet in the bedrooms.



- Doors**
- Front door: full height with recessed framework
 - Top hung sliding pocket doors where applicable
 - Internal doors: full height swing doors with recessed frame work and designer door furniture
 - Recessed skirting and architrave to architect’s design.

- Decoration**
- All joinery painted with white satin oil paint and finished with high gloss lacquer
 - Walls and ceilings painted with white emulsion.

- Wardrobes and Fitted Cupboards**
- Bespoke joinery
 - Gloss lacquer doors where applicable
 - Integrated lighting.

- Ironmongery**
- High quality fittings throughout finished in polished stainless steel.



- Heating and cooling**
- Independent thermostatically controlled comfort cooling system provided by fan coil units integrated within the ceiling
 - Underfloor heating and heated wall in the bathrooms.

- Electrical**
- 5 amp and 13 amp circuits
 - All visible sockets and switch plates finished in polished stainless steel.

- Lighting**
- Low voltage energy saving down lighters throughout
 - Provision for table and floor lamps to be connected to 5 amp wall and floor sockets in reception rooms



- Scene setting lighting zone control and energy saving dimming systems, operated by discrete wall mounted key pads, to create different moods (where applicable)
- Internal wardrobe lighting.



Bedrooms

- Suites**
- Custom designed manual folding bed with integral dining table
 - 32" flatscreen TV.

- One Bedroom Apartment**
- Dressing area incorporating built in wardrobe.



- Two Bedroom Apartment**
- Master suite fitted with dressing area with hanging space and storage
 - Guest suite fitted with built in wardrobe.



- Three Bedroom Apartment**
- Master suite fitted with dressing area with hanging space, storage and vanity unit
 - Guest bedrooms fitted with built-in wardrobes.

- AV, telephone and data systems**
- Cat 5 cabling for digital TV, DAB and FM radio, telephone and data services
 - Wired for audio with flush ceiling speakers and iPod docking system
 - Principal rooms will be wired for surround sound to low level speaker sockets, enabling speaker installation for a home cinema experience



- Sky HD/Freeview enabled
- Touch screen control where applicable
- Wiring to telephone points is provided to all principal rooms
- Pre wiring to data sockets enabling multi-room broadband connection
- Pre wired for automated blinds where applicable.



- Security**
- Video entry system
 - 24 hour security
 - High speed lifts to serve all floors
 - CCTV monitoring in public areas
 - Direct call to concierge from apartment video entry phone
 - Ceiling-mounted smoke/heat detectors and water sprinklers.

- Amenities**
- The Heron private club and roof garden with landscaped terrace
 - Private gym with facilities for personal training
 - Ground floor café/restaurant
 - Five star concierge service
 - Bicycle spaces provided for each apartment.

- External**
- Ground level hard landscape with integrated tree planting.

- Car parking**
- Secure parking spaces are available in the adjacent Barbican car park at an extra cost.

- Warranty**
- 10 year NHBC warranty.

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THE HERON SERVICES

Building management

The building manager will be responsible for providing the building-wide services for the benefit of the residents consistent with the quality of The Heron.

A Handyman service will be available on call.

Concierge/ helpdesk

A concierge will be on duty providing a first port of call for residents needs. They will arrange for the provision of a range of individual and 3rd party services including:

- dry cleaning
- housekeeping
- restaurant reservations
- theatre tickets
- car service
- courier and messenger services
- maintenance services
- secretarial services
- travel arrangements.

Porterage and valet parking

An on-site porter will be available to assist residents, 24 hours a day. A valet parking service will also be available on request.

Security

Uniformed security will be present on site 24 hours a day.

Cleaning and maintenance

Internal cleaning of the common parts will be performed by a dedicated team of specialist contract personnel, capable of providing a high end service.

External cleaning will be carried out on a rolling programme to ensure that the building is always kept to the required high standard.

The Heron Private Club

Each resident will have membership to The Heron’s private club and roof garden, which promises to be a truly inviting environment for residents and their guests to socialise, relax, work and play. It is proposed that the club floor will include a stylish bar with café dining, a screening room to watch special events and the latest movies on DVD and a private dining / meeting room with conferencing and business facilities. A private gym with facilities for personal training will also be located on this level.

The landscaped roof garden will provide residents and their guests with a peaceful refuge in a unique and tranquil setting overlooking the City.



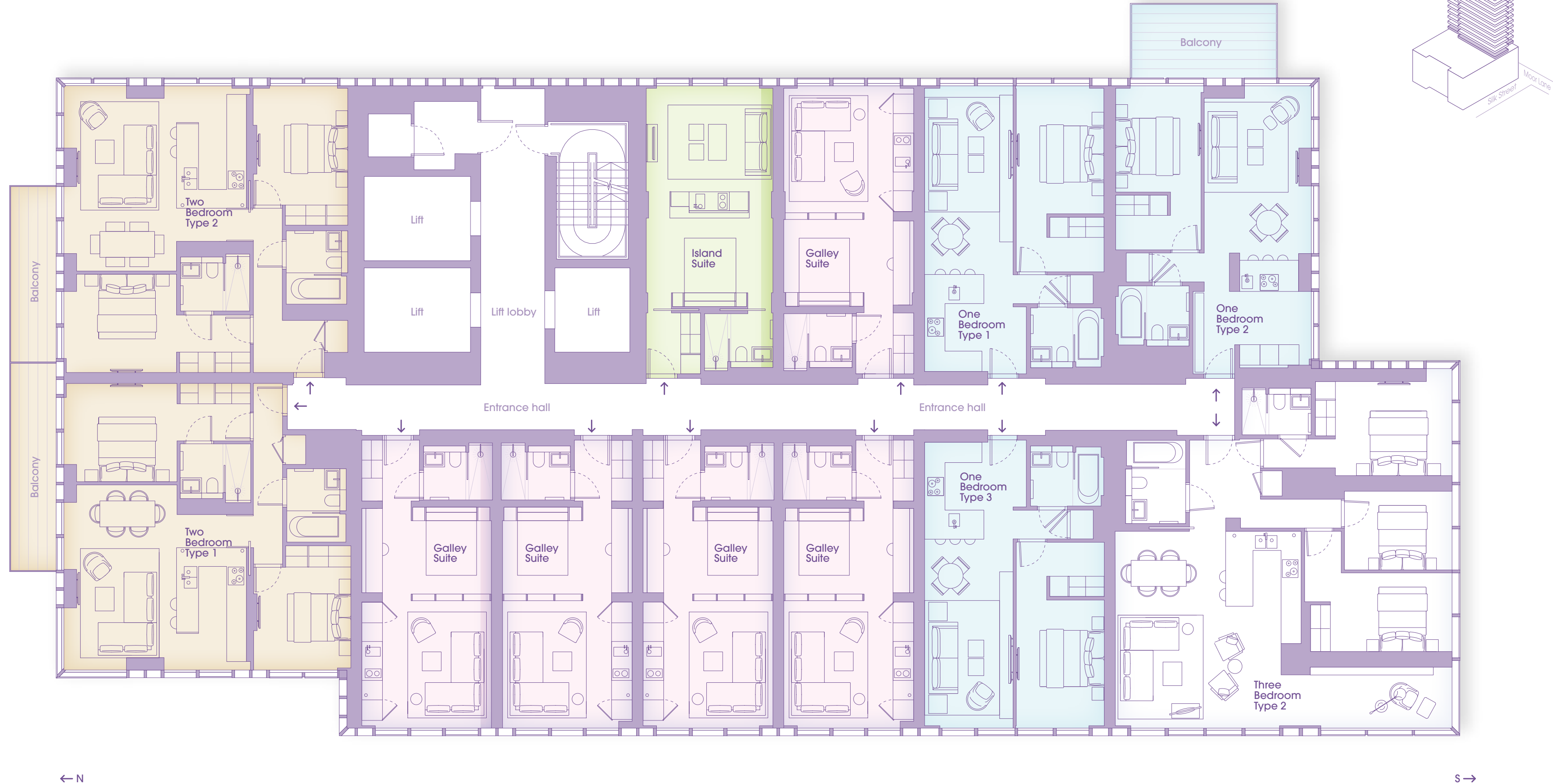
FLOORPLATE
FLOOR 7

Gross Internal Areas

Island Suite
38 sq m / 408 sq ft
Galley Suite
38 sq m / 408 sq ft

One Bedroom Type 1
52 sq m / 564 sq ft
One Bedroom Type 2
55 sq m / 592 sq ft
One Bedroom Type 3
52 sq m / 564 sq ft

Two Bedroom Type 1
79 sq m / 851 sq ft
Two Bedroom Type 2
83 sq m / 892 sq ft
Three Bedroom Type 2
115 sq m / 1237 sq ft



Please note: the position and size of balconies will differ on alternating floors.

Note: All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. All measurements are maximum Gross Internal Areas and have been rounded to the nearest sq ft / sq m

FLOORPLATE
FLOORS 8-9

Gross Internal Areas

Island Suite
38 sq m / 408 sq ft
Galley Suite
38 sq m / 408 sq ft

One Bedroom Type 1
52 sq m / 564 sq ft
One Bedroom Type 2
55 sq m / 592 sq ft
One Bedroom Type 3
52 sq m / 564 sq ft

Two Bedroom Type 1
79 sq m / 851 sq ft
Two Bedroom Type 2
83 sq m / 892 sq ft
Three Bedroom Type 2
115 sq m / 1237 sq ft



Please note: the position and size of balconies will differ on alternating floors.

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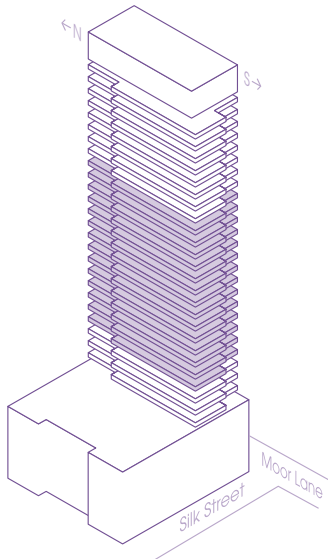
FLOORPLATE
FLOORS 10-24

Gross Internal Areas

Island Suite
38 sq m / 408 sq ft
Galley Suite
38 sq m / 408 sq ft

One Bedroom Type 1
52 sq m / 564 sq ft
One Bedroom Type 2
55 sq m / 592 sq ft
One Bedroom Type 3
52 sq m / 564 sq ft

Two Bedroom Type 1
79 sq m / 851 sq ft
Two Bedroom Type 2
83 sq m / 892 sq ft
Two / Three
Bedroom Type 3
115 sq m / 1237 sq ft



Please note: the position and size of balconies will differ on alternating floors.

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FLOORPLATE
FLOORS 25-30

Gross Internal Areas

Island Suite
38 sq m / 408 sq ft
Galley Suite
38 sq m / 408 sq ft

One Bedroom Type 1
52 sq m / 564 sq ft
One Bedroom Type 3
52 sq m / 564 sq ft
Two Bedroom Type 1
79 sq m / 851 sq ft

Two Bedroom Type 2
83 sq m / 892 sq ft
Three Bedroom Type 1
175 sq m / 1884 sq ft



Please note: the position and size of balconies will differ on alternating floors.

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The City of London is superbly connected and benefits from a comprehensive transport network with international air and rail links at hand. The immediate proximity of the London Underground brings the rest of the capital closer. Business and shopping districts, key cultural venues and universities are all within easy reach.

Airport links	
Transit times in minutes (approx.)	
Heathrow Airport	15
Heathrow Express from Paddington	
London City Airport	22
Docklands Light Railway from Bank	
Gatwick Airport	30
Gatwick Express from Victoria	
Stansted Airport	46
Stansted Express from Liverpool St	

Key rail and tube stations	
Walking times in minutes (approx.)	
Moorgate	2
Liverpool Street	7
Barbican	7
Farringdon	15
Blackfriars	19
London Bridge	24

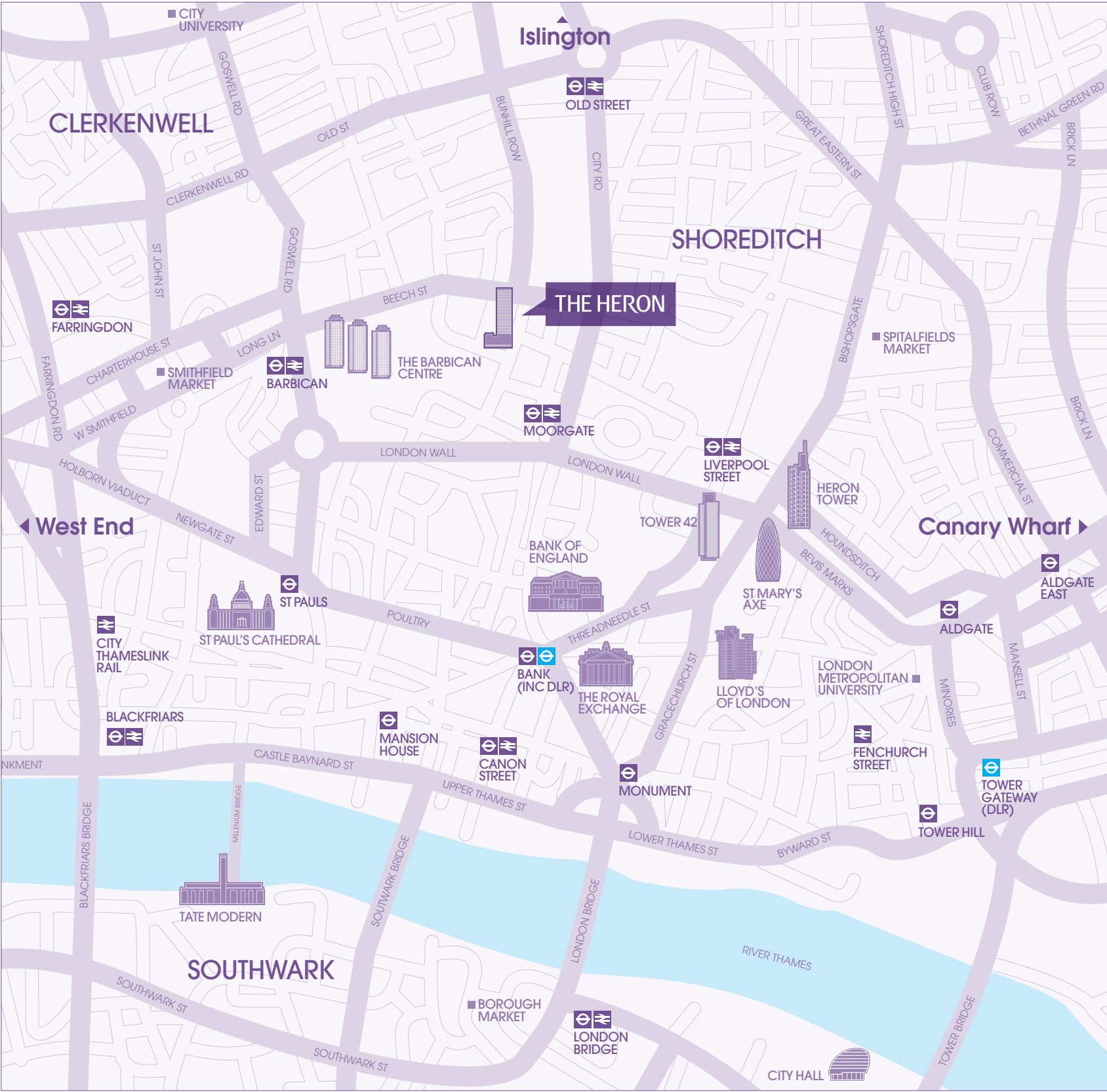
Access to key destinations	
via London Transport in minutes (approx.)	
King's Cross / St Pancras	14
Bond Street	18
Covent Garden	17
Knightsbridge	25
Canary Wharf.....	20

- Bars & Restaurants
- 1 Albion
 - 2 Boundary
 - 3 Shoreditch House
 - 4 L'Anima
 - 5 Hawksmoor
 - 6 Galvin La Chapelle
 - 7 The Luxe
 - 8 Boisdale
 - 9 Cinnamon Kitchen
 - 10 Soseki
 - 11 Prism
 - 12 The Mercer
 - 13 Greens Restaurant & Oyster Bar
 - 14 1 Lombard Street
 - 15 Coq d'Argent
 - 16 Sweetings

- Luxury Goods
- 17 Royal Exchange:
 - Agent Provocateur
 - Bulgari
 - Cartier
 - Church's
 - De Beers
 - Gucci
 - Hermès
 - Jo Malone
 - Lulu Guinness
 - Molton Brown
 - Omega
 - Paul Smith
 - Penhaligon's
 - Tiffany & Co
 - House of Fraser

- Food & Provisions
- 18 Waitrose
 - 19 Marks & Spencer
 - 20 Tesco
 - 21 Verde & Company
 - 22 Cheese@Leadenhall
 - 23 Butcher@Leadenhall
 - 24 St. John Bread & Wine

- Retail development
- 25 One New Change (coming soon)



THE TEAM

Heron International

Heron International has developed more than 156 buildings in over nine key global cities over the past 50 years, as well as developed, invested in and managed a wide range of prime offices, residential, leisure, hotels and mixed use projects in the UK, Europe and the US.

David Walker Architects

David Walker Architects is an award-winning, London-based architectural practice, dedicated to creating responsible and well-designed buildings for its clients.

RHWL Architects

RHWL is a versatile, multi-skilled practice that places a premium on originality of thought. The buildings they create range from sports stadia and theatres to residential developments.

United Designers

United are recognised as the most innovative and acclaimed hotel and restaurant designers. In their commitment to creating prestigious and highly desirable lifestyle experiences, United have built a reputation for producing and delivering the absolute in service and luxury.

AGENTS



Alan Selby & Partners LLP
Millennium Harbour
22 Westferry Road
London E14 8LW

Tel +44 (0)20 7519 5900
www.alanselby.co.uk



Jones Lang LaSalle
30 Warwick Street
London W1B 5NH

Tel +44 (0)20 7993 7399
www.joneslanglaSalle.com

PRESS

Redleaf Communications

Tel +44 (0)20 7566 6700
theheron@redleafpr.com

TELEPHONE (from the UK)
0845 533 8000

TELEPHONE (outside the UK)
+44 (0)20 3291 2330

EMAIL
SALES@THEHERON.CO.UK

WEBSITE
WWW.THEHERON.CO.UK

Disclaimer

The Vendors and their joint selling agents Alan Selby & Partners and King Sturge give notice that this brochure is produced for the general promotion of the apartments at The Heron only and for no other purpose. Particulars are set out as a general outline for the guidance of intending purchasers and do not form part of an offer or contract. The floor plates are artistic impressions of design drawings to illustrate possible furniture layouts. Any areas, measurements or distances referred to are given as a guide only and are not precise. The photographic images are for illustrative purposes only. These particulars have been prepared in good faith to give an overview of the apartments at The Heron and are believed to be correct as at the date of publication. Any intending purchasers cannot rely on them as statements or representation of fact. Design, layout and specification may be subject to variation.

Credits

Design & art direction
ico Design Consultancy

CGI
Visualisation One

Guildhall School of Music
and Drama Photography
Nobby Clarke
Nina Large

THE HERON
THE CITY OF LONDON EC2

A development by The Heron Residences LLP