



A contemporary two bedroom apartment in this highly sought after development, in the heart of Fitzrovia.

Pearson Square, London, W1T

Guide price £2,295,000 Leasehold (984 years remaining)



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Open-plan fully-fitted kitchen/reception room • Two bedrooms • Bathroom • Shower room • Parking space • Storage • 24 Hour concierge • Gym • Private 18-seat cinema • Service charge – approximately £11,580.72 per annum • Ground rent - £900 per annum

Local Information

Pearson Square is located in the heart of Fitzrovia. Charlotte Street, with its eclectic range of popular restaurants, is nearby and the world renowned shops on Oxford Street (0.5 miles) and Regent Street (0.7 miles) are within close proximity.

Transport links are excellent from nearby Goodge Street (0.3 miles), Oxford Circus (0.4 miles) and Tottenham Court Road (0.5 miles) underground stations, Euston (0.7 miles) and Kings Cross St Pancras (1.4 miles) train stations, as well as access to the West and Heathrow via the A40.

About this property

This modern two bedroom apartment has been designed to optimise natural light and views, and benefits from underground parking and additional separate storage. The specification is superb, including comfort cooling and under floor heating. Both bedrooms are en-suite and there is a courtyard facing balcony on each floor. The Fitzroy Place development has a 24 hour concierge service, on site residents' gym, lounge and cinema screening room.

Tenure

Leasehold (984 years remaining)

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.

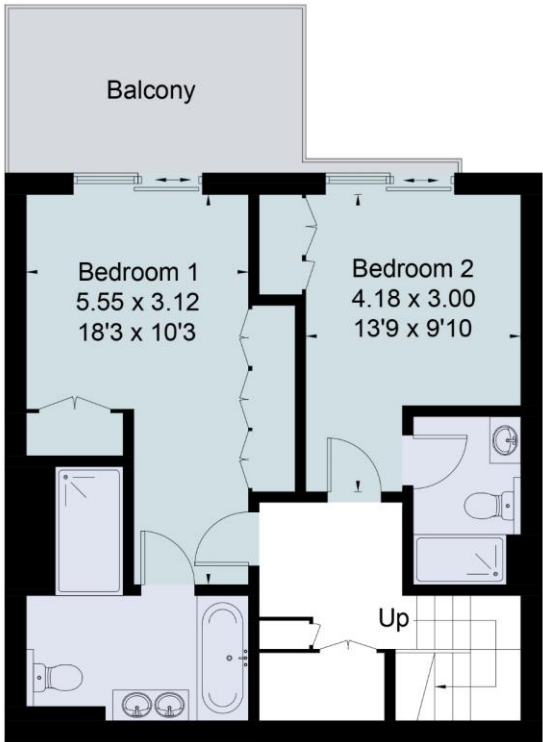




Pearson Square, London, W1T
Gross Internal Area 1104 sq ft, 102.6 m²

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Approximate Area = 102.6 sq m / 1104 sq ft
For identification only. Not to scale.
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Third Floor



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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