



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

Pearson Square, London, W1T

Guide price £1,895,000, Leasehold (approximately 984 years remaining)



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Open-plan kitchen/reception room • Master bedroom with en suite bath/shower room • Further bedroom • Bathroom • Lift • 24 hour concierge • Parking space • Storage room • Service charge approximately £10,424 pa • EPC = B

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 superb, modern apartment comprises a spacious open-plan fully-fitted kitchen/reception room, master bedroom with built in wardrobes and en suite bath/shower room, further bedroom, and further shower room. This bright and stylish apartment benefits from split level accommodation, with both bedrooms situated on the upper floor. In addition, a parking space and a storage room are also included.

Located in the highly sought after development Pearson Square, on site amenities include 24 hour concierge, gym and private 18-seat cinema.

*Please note property photographs were taken in 2016

Tenure

Leasehold (approximately 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.

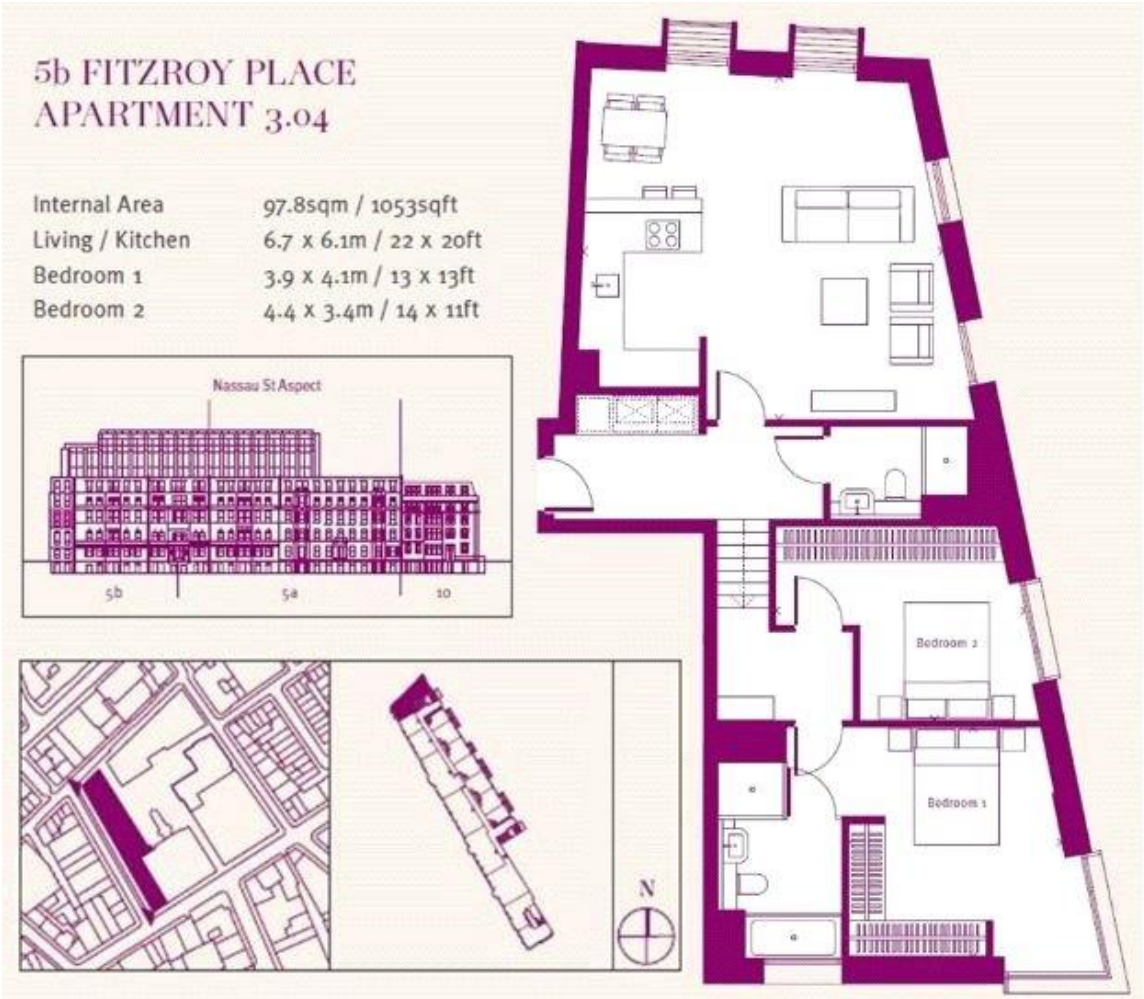





Pearson Square, London, W1T
Gross Internal Area 1053 sq ft, 97.8 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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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