



A beautifully presented two bedroom apartment situated on the first floor of this landmark new development.

**Pearson Square, London, W1T**

£2,600,000 Leasehold (984 years remaining)



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Two bedrooms • Two ensuite shower rooms • Further guest shower rooms • Spacious reception room with high ceilings • Built in wardrobe in the principle bedroom • Fully-fitted kitchen with a built in storage room • Study • 24 hour concierge • Gym • Private 18-seat cinema • Service charge, approx. £13,818 • Ground rent, approx. £1000 pa • EPC = B

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## 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 well presented, modern apartment features a spacious reception room with high ceilings and bay windows that provide a wealth of natural light and a fully-fitted kitchen with a built in storage room.

Both bedrooms offer high spec ensuite shower rooms whilst the principle bedroom includes a private walk in wardrobe. This property further benefits from a study and an additional guest shower room.

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

## Tenure

Leasehold (984 years remaining)

## Local Authority

Westminster

## 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.





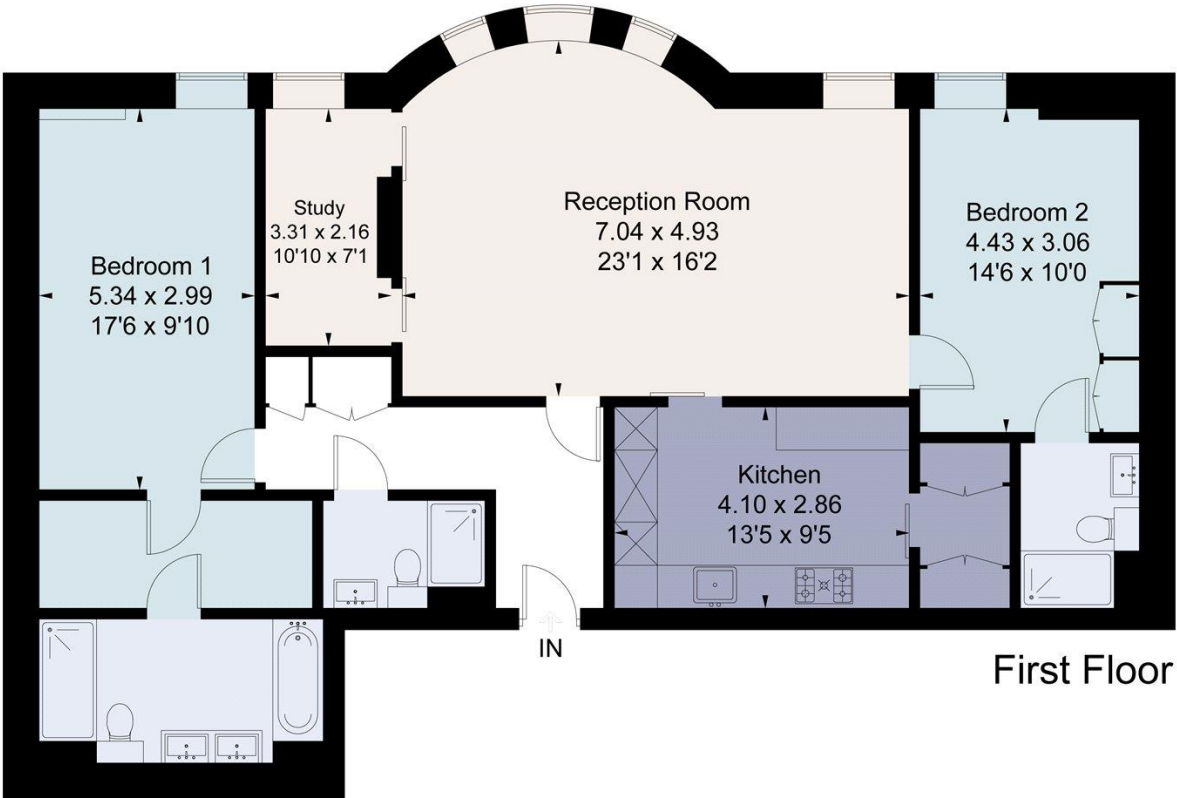


Pearson Square, London, W1T  
Gross Internal Area 1281 sq ft, 119 m²

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Approximate Area = 119.0 sq m / 1281 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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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