

Pearson Square

LONDON W1T 3BH



Pearson Square



Finished to the highest specification throughout, this luxury 1136 sq ft, two/three-bedroom apartment is located on the fifth floor within the landmark Fitzroy Place development and comes with private parking and fabulous residents' club.

Large open-plan living room with bespoke modern kitchen; principal bedroom with dressing room and luxurious en-suite with bath, shower cubicle, and twin basins; second double bedroom with en-suite shower room; third bedroom/study; guest cloakroom.

Wood floor throughout; custom fitted wardrobes; smart home technology; comfort cooling and underfloor heating; lift; 24-hour concierge; private underground parking.

Residents' club with gymnasium, sauna, cinema, business centre, residents lounge and private dining facilities.



LOCATION

Pearson Square is located in the heart of Fitzrovia close to trendy Charlotte Street and within easy reach of Regent Street, Oxford Street and transport facilities

ACCOMMODATION & AMENITIES

- Two bedrooms
- Study/bedroom 3
- Open-plan living room
- Bespoke kitchen
- Luxury en-suite bathrooms
- Underground parking
- Lift
- Residents' club with gym, sauna, cinema, business centre, lounge and private dining facilities
- Secure cycle storage
- EV charging points
- 24-House concierge

TERMS

Guide Price: £2,400,000 STC

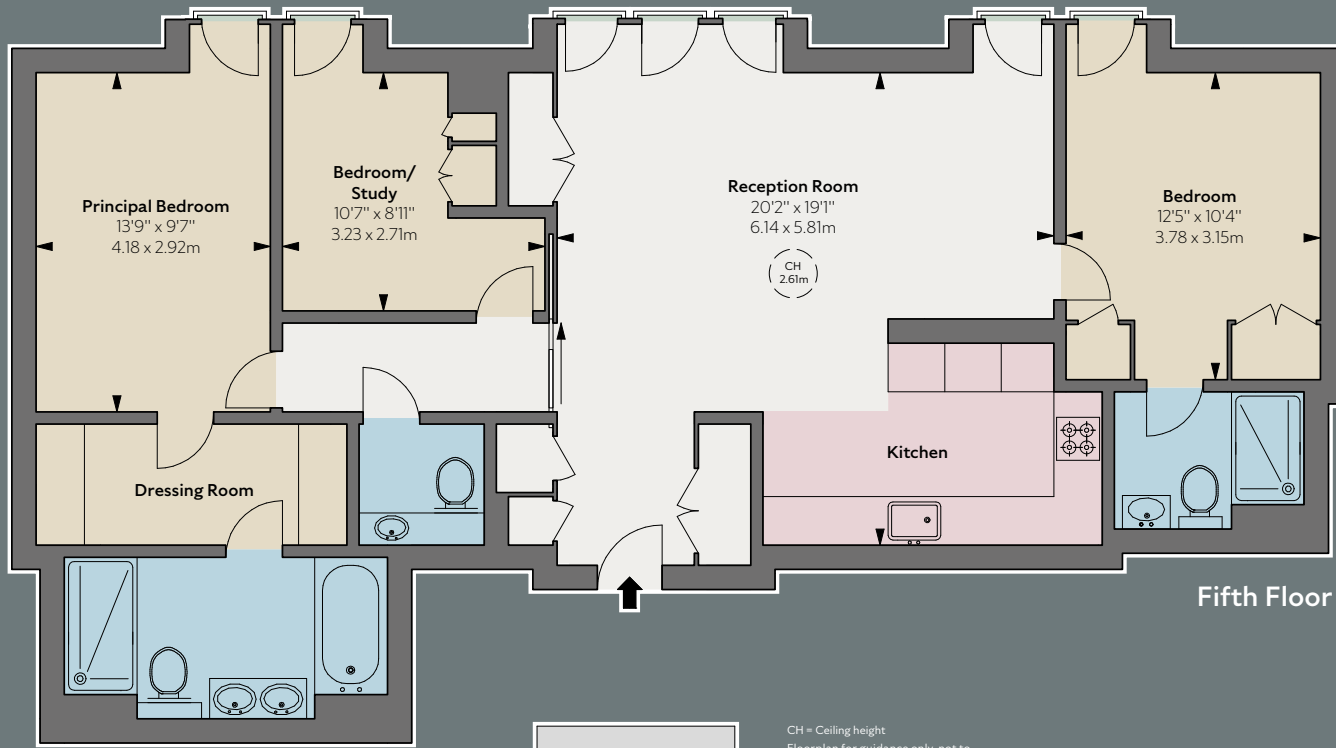
Tenure: Lease 990 years from 2014

Ground Rent: £1,100 per annum

Service Charge: £14,452 for 2024

Local Authority: City of Westminster

Concil Tax: Band G

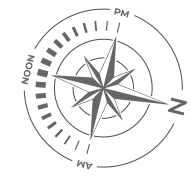


Basement

CH = Ceiling height
 Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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 We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate for guidance and not valuation purposes. A full EPC is available on request.
 22/07/24 PROPRIUM-240719-01GG

APPROXIMATE GROSS INTERNAL AREA
1,136 SQ FT / 105.53 SQ M
 excluding parking space



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Most energy efficient - lower running costs</small> <small>Most energy inefficient - higher running costs</small>		86	88
<small>EU Directive 2002/91/EC</small> England & Wales			

PROPRIUM
 Established 1974

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