



Pearson Square, W1T 3BH  
£2,300,000

coopers  
OF LONDON EST. 1986

# Pearson Square, W1T

- 3rd floor duplex apartment with two bedrooms and two bathrooms
- Private secure car park space
- Additional underground storage unit
- 24/7 Concierge
- Private state of the art gym
- Cinema
- Massage room
- Business exec lounge and meeting rooms
- Chain free

## The Apartment:

Stunning, interior-designed two-bedroom, two-bathroom duplex apartment set on the 3rd floor of this unique building. Finished to highest specification throughout.

With 24/7 hour porterage, resident's gym, cinema and business centre, portered residential lifestyle development in the heart of Fitzrovia. Dedicated underground parking space and additional storage unit included.

## The Development:

The exclusive Fitzroy private members club offers a club room a private 20-seater cinema featuring films chosen by the residents. State-of-the-art gym, studio for personal training and a massage room.

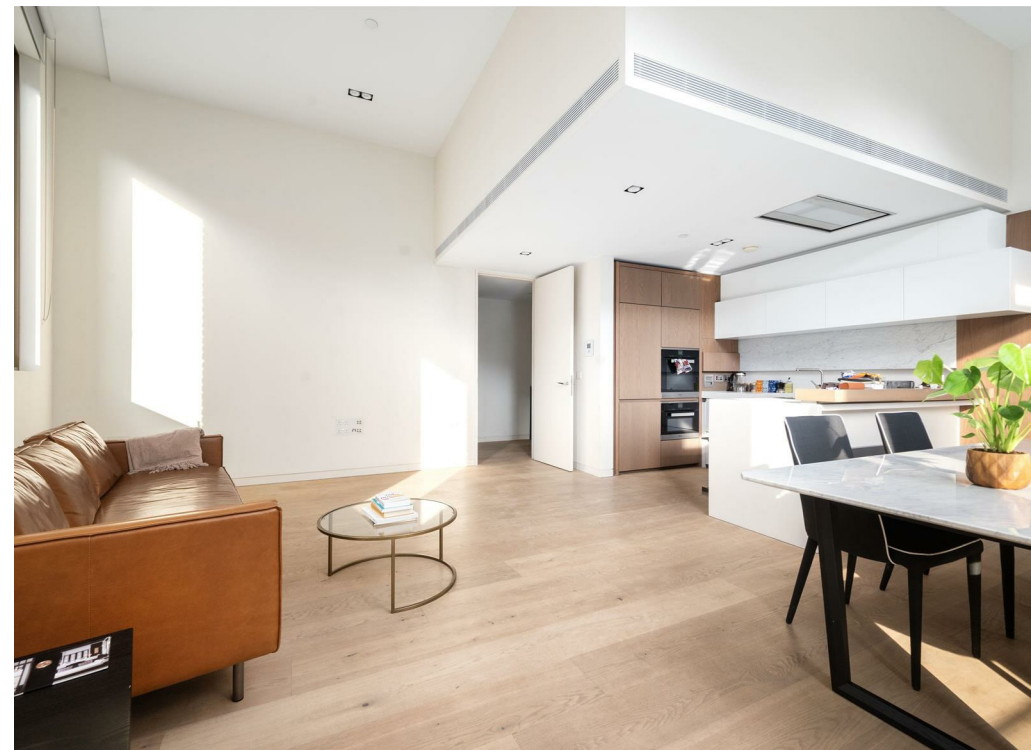
The business executive lounge and conference room will be available for private meetings.

Fitzroy Place is a remarkable development with a special personality of its own, it exudes quality and class providing unrivalled services in this enviable location.

Situated in the heart of Fitzrovia, Fitzroy Place is only a few minutes walk away from Mayfair, Soho, Marylebone and just moments away from luxury shopping amenities of Oxford Street, Regent Street and New Bond Street

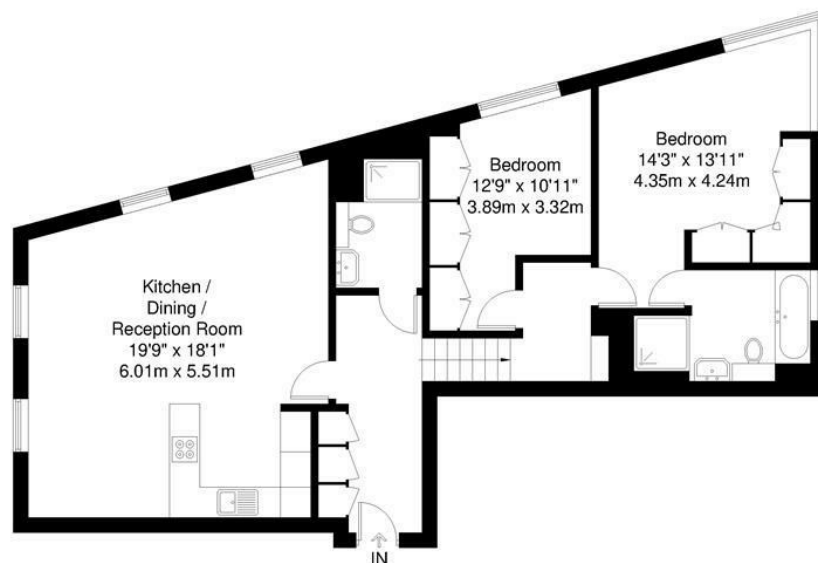
## The Location:

- 4 minutes walk to Goodge Street Station
- 9-minutes walk to Tottenham Court Road Station
- 9-minutes walk to Warren Street Station









Third Floor

Pearson Square, W1T 3BH

Total Gross Internal Area = 97.2 sq m / 1046 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersoflondon.co.uk](mailto:info@coopersoflondon.co.uk)

**0207 580 9658**

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