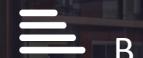




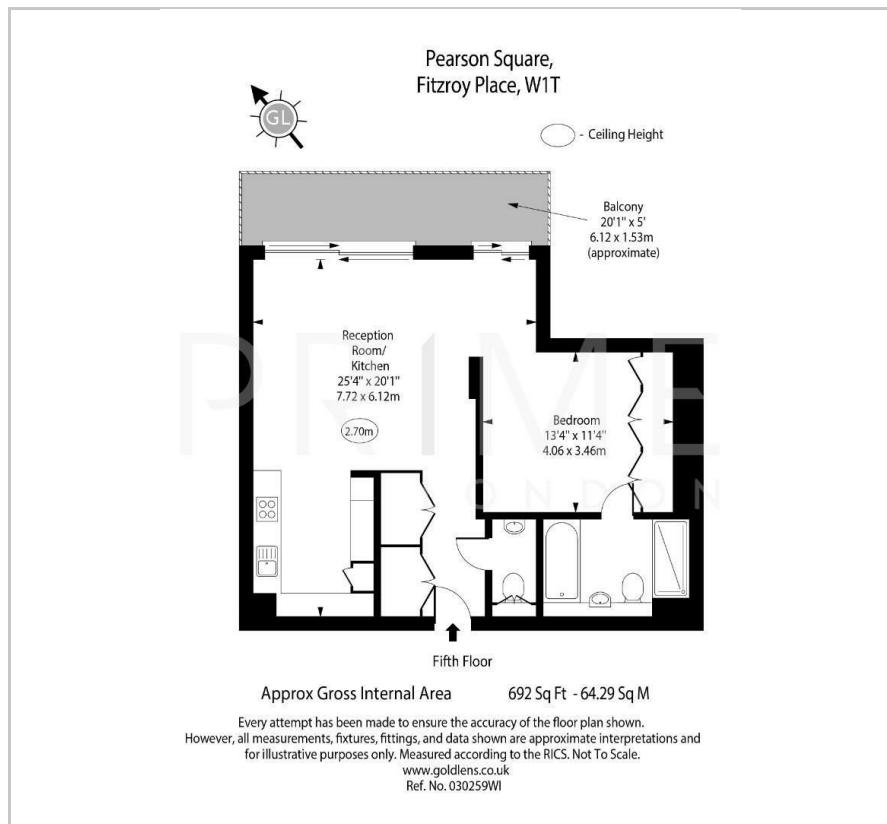
7 Pearson Square

Fitzroy Place, W1T 3BP

Offers In Excess Of £1,200,000



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(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

Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- One bedroom apartment ■ 692 sq ft (64.3 sqm)
- Secure parking ■ Fully fitted kitchen with integrated appliances
- Residents' cinema, lounge ■ 24 hour concierge and gym



This bright and well proportioned one bedroom apartment, with secure parking, located within the highly regarded Pearson Square development in Fitzrovia, is available for chain free sale through Prime London.

Offering approximately 692 sq ft (64.3 sqm) of internal space, the apartment features a generous open plan reception and dining area with floor to ceiling windows, allowing excellent natural light throughout, and access to a private balcony. The contemporary kitchen is fully fitted with integrated appliances and finished to a high standard. The bedroom is spacious and benefits from a dedicated dressing area and an en-suite bathroom, complemented by an additional guest WC. Further features include underfloor heating, comfort cooling, ceiling speakers, and an iDevice-controlled home automation system.

Residents of Pearson Square enjoy access to a range of premium on-site amenities, including concierge service, residents' gym, lounge, and private cinema. The vibrant restaurants and cafés of Charlotte Street are close by, while Oxford Street and Regent Street are within easy reach.

The property is well connected, with underground services available at Oxford Circus, Tottenham Court Road, and Goodge Street.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.