

Pearson Square, London WIT



Pearson Square

London W1T

A beautifully presented three bedroom apartment, benefitting from 3m+ ceiling height throughout, with a sizable reception/ dining room, and ample storage space. The kitchen is spacious and fitted with modern appliances, and the principal suite benefits from a dressing room and en suite. There are a further two bedrooms, one of which has built in wardrobes and an en suite, the third room is currently used as a study.

As a resident, you benefit from 24 hour concierge, lift access, and access to the Fitzroy Residents Club offering a wide range of facilities centered around the resident's lounge including a cinema and fully equipped gym.



Guide price: £3,000,000

Tenure: Share of freehold plus leasehold, approximately 979 years remaining

Service charge: £15,000 per annum, reviewed every year, next review due 2025

Ground rent: £1,000 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: G





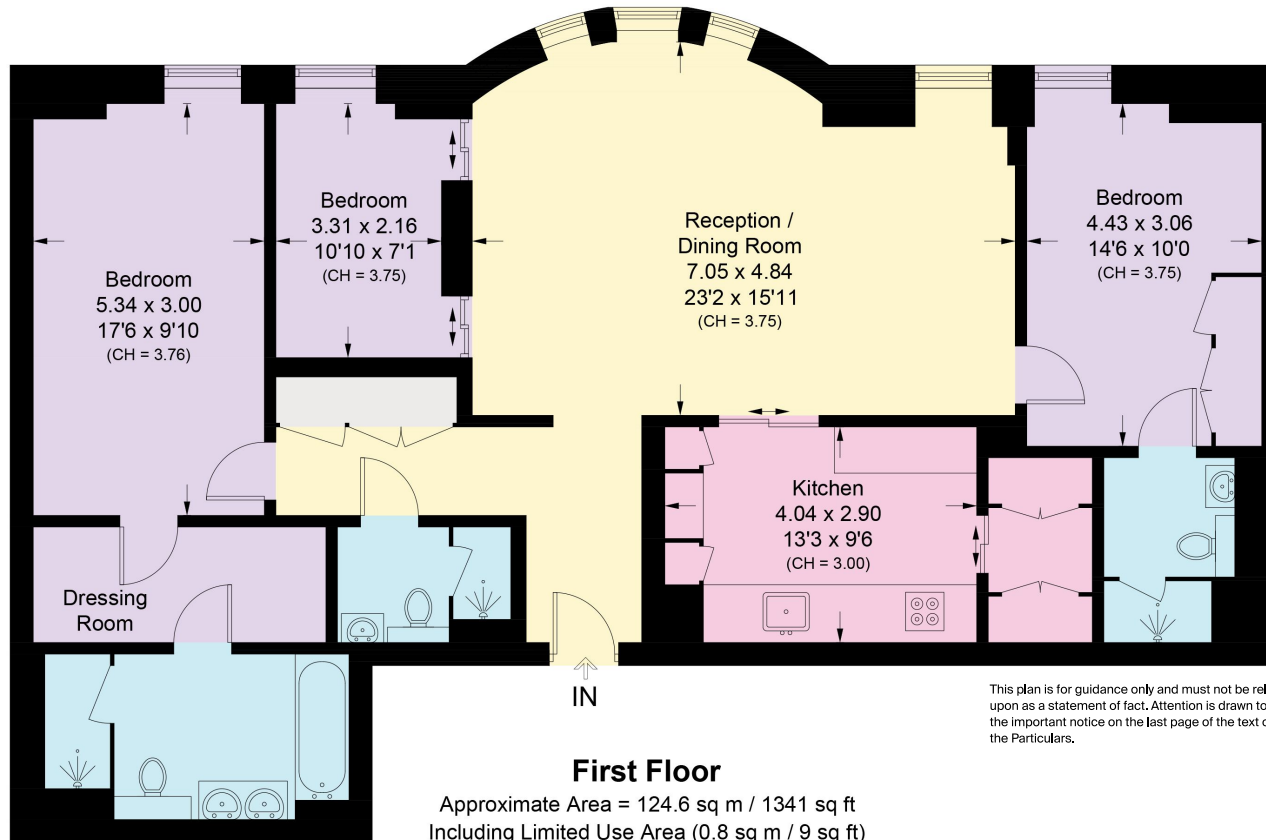
Location

Pearson Square is situated in the heart of Fitzrovia, close to Charlotte Street, with its diverse range of popular restaurants and the world renowned shops on Oxford Street and Regent Street are within close proximity. Transport links are excellent from Goodge Street, Oxford Street, Tottenham Court Road, as well as mainline stations at Euston (0.9 miles), Kings Cross (1.4 miles), and St. Pancras (1.4 miles).



Pearson Square, W1T

Approximate Area = 124.6 sq m / 1341 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Daniel Sugarman
+44 20 7861 1224
daniel.sugarman@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2025. Photographs and videos dated January 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.