



## PEARSON SQUARE

Fitzrovia W1T





# HIGH SPECIFICATION APARTMENT IN THE HEART OF FITZROVIA

Positioned in Pearson Square, this modern two bedroom, two bathroom apartment offers urban elegance in the heart of London

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|   |   |   | EPC                                                                                  |
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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: Approximately 979 years remaining

Service charge: Approximately £20,000 per annum, Ground Rent included, reviewed yearly, next review due 2026

\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

Guide Price: ££1,995,000





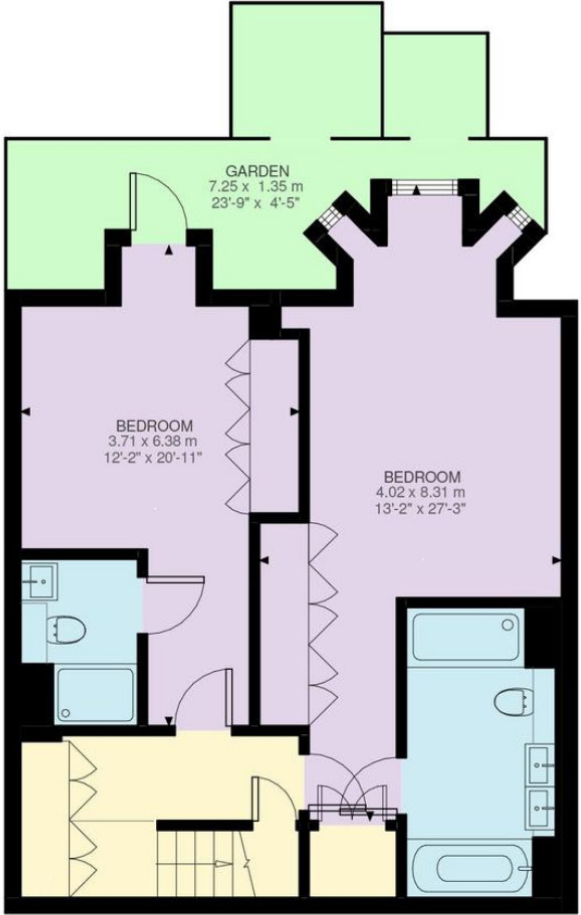
## LIFESTYLE APARTMENT

The property features a brick facade that blends classic architecture with modern charm. Inside, a spacious reception room is illuminated with natural light, providing an inviting space for relaxation or entertaining. The bedrooms are elegantly designed, featuring soft beige and crisp white palettes that create a sense of calm. The modern kitchen includes sleek wooden cabinetry and integrated appliances, ideal for culinary creativity. Residents have access to a gym, cinema, and 24hr concierge service, enhancing the luxury lifestyle. A garden offers a peaceful spot within the bustling city.

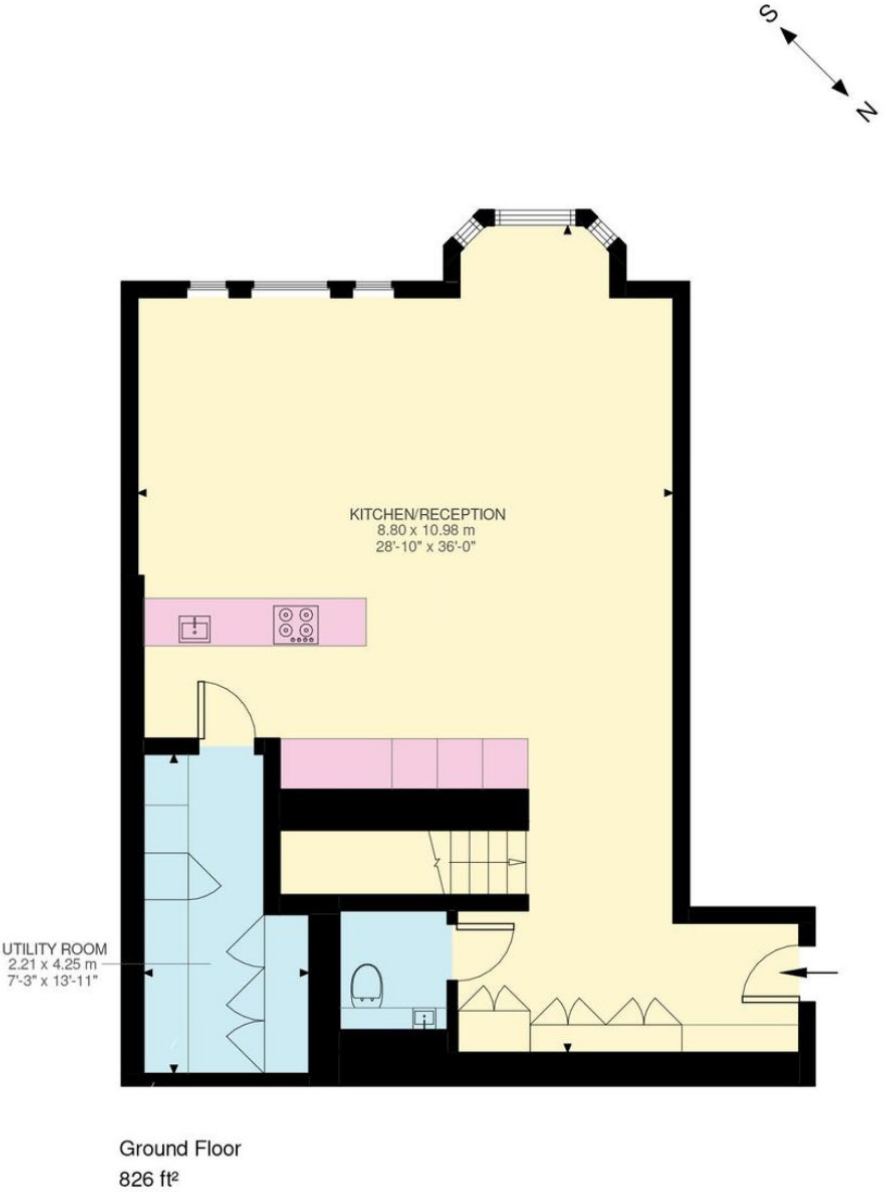
Pearson Square is located in the heart of London, offering convenient access to the city's vibrant lifestyle. Residents benefit from excellent transport links around London, with nearby Underground stations providing access to various lines. The area is well-catered with a variety of dining, shopping, and leisure options, ensuring a lively urban experience. Whether for work or leisure, this location provides a comprehensive range of amenities.







Approximate Gross Internal Area = 136.67 sq m / 1471 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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