



# HYDE PARK AGENCIES

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## Pearson Square, Fitzrovia, London

### 2 Bedroom Flat



### Asking Price £2,450,000

Presenting a rare opportunity to acquire an impressive, two-bedroom, two-bathroom flat located in Fitzrovia, London. Occupying a prime position on the sixth floor, this luxurious property offers an enviable city lifestyle, complete with a private balcony, a 24-hour concierge service and an on-site gym. 990 year lease.

The interior of this apartment is a testament to thoughtful design and stylish living. Boasting an open plan, the layout includes two spacious bedrooms, two pristine bathrooms, and a dedicated study or small third bedroom providing an ideal setup for both relaxation and productivity. Wooden flooring throughout the flat. The bedrooms feature built-in wardrobes and large windows that invite an abundance of natural light. The master bedroom benefits from a large en-suite bathroom, providing an additional touch of luxury and privacy.

The main living area serves as an excellent place for both entertaining and unwinding, thanks to its ample space and light-filled atmosphere with its floor to ceiling windows. Adjoining the living area is the modern kitchen, equipped with high-specification integrated appliances and sleek countertops. The study room presents a quiet and well-lit space, perfect for working from home.

A lovely private balcony, which can be accessed from the living area and master bedroom is on offer making it an ideal spot for outdoor dining or entertaining.

Residents of this apartment block will also benefit from an array of premium amenities. These include a dedicated 24-hour concierge service ensuring security and convenience around the clock, and a state-of-the-art gym, providing wellness options right at your doorstep as well as a cinema room.

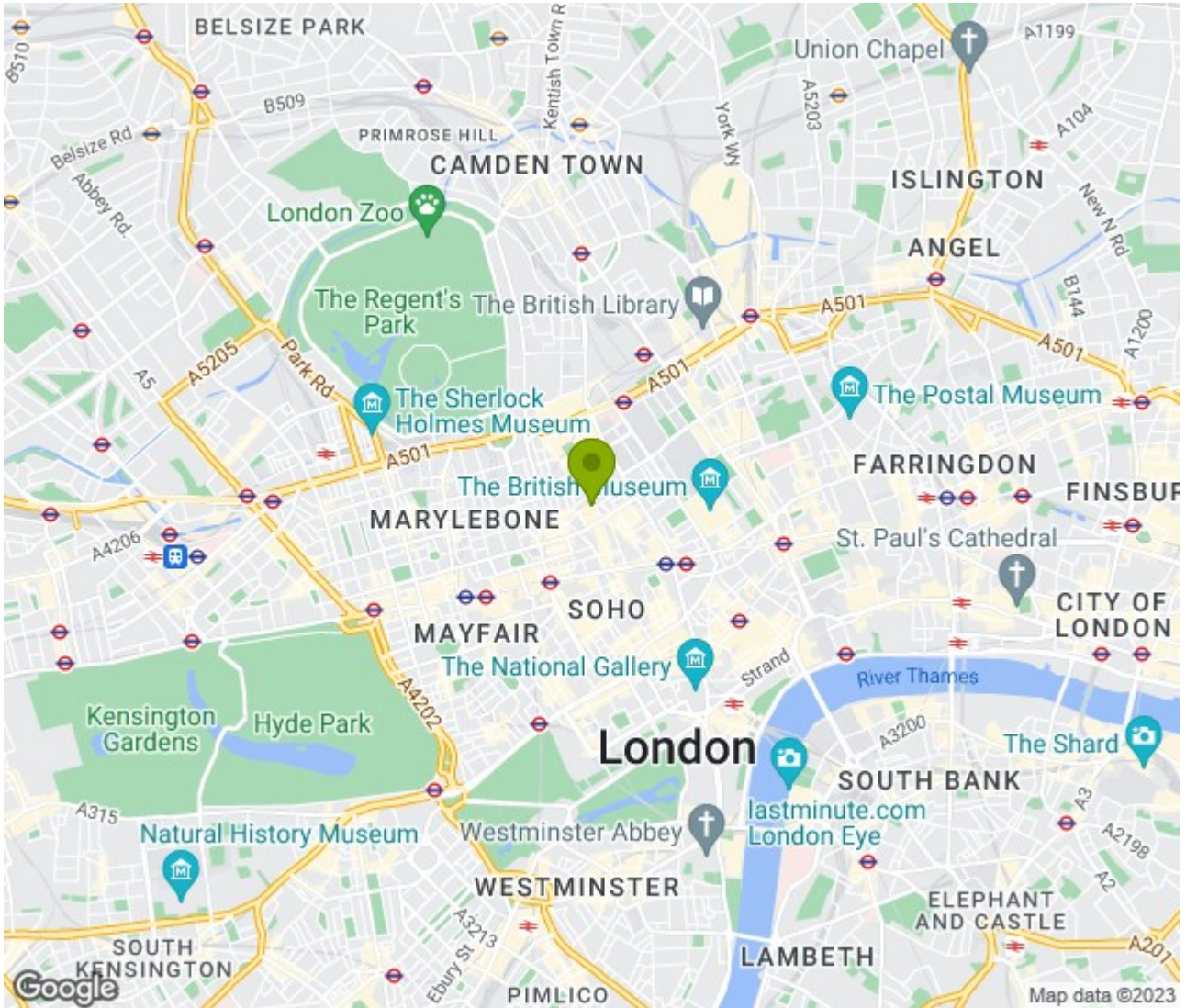
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**Location:** , London





## Pearson Square, W1T

Approximate Gross Internal Area = 1072 sq ft / 99.4 sq m



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, areas and complete drawings before making any decisions related to your plans. (0204444)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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