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Est. 1998

Pearson Square

London

W1T

A superb two bedroom duplex apartment in the heart of Fitzrovia, set within the sought after Pearson Square development. Bright, contemporary and beautifully presented, the apartment benefits from an impressive 2.66m ceiling height to the principal living space, creating an exceptional sense of volume and complemented by an abundance of natural light from its dual aspect.

The accommodation, arranged over the third and fourth floors, comprises a generous open-plan kitchen/reception room, principal bedroom with bespoke fitted wardrobes and ensuite bathroom, second double bedroom and a further shower room. Floor to ceiling windows and Juliet balconies further enhance the reception space, while air conditioning provides year-round comfort.

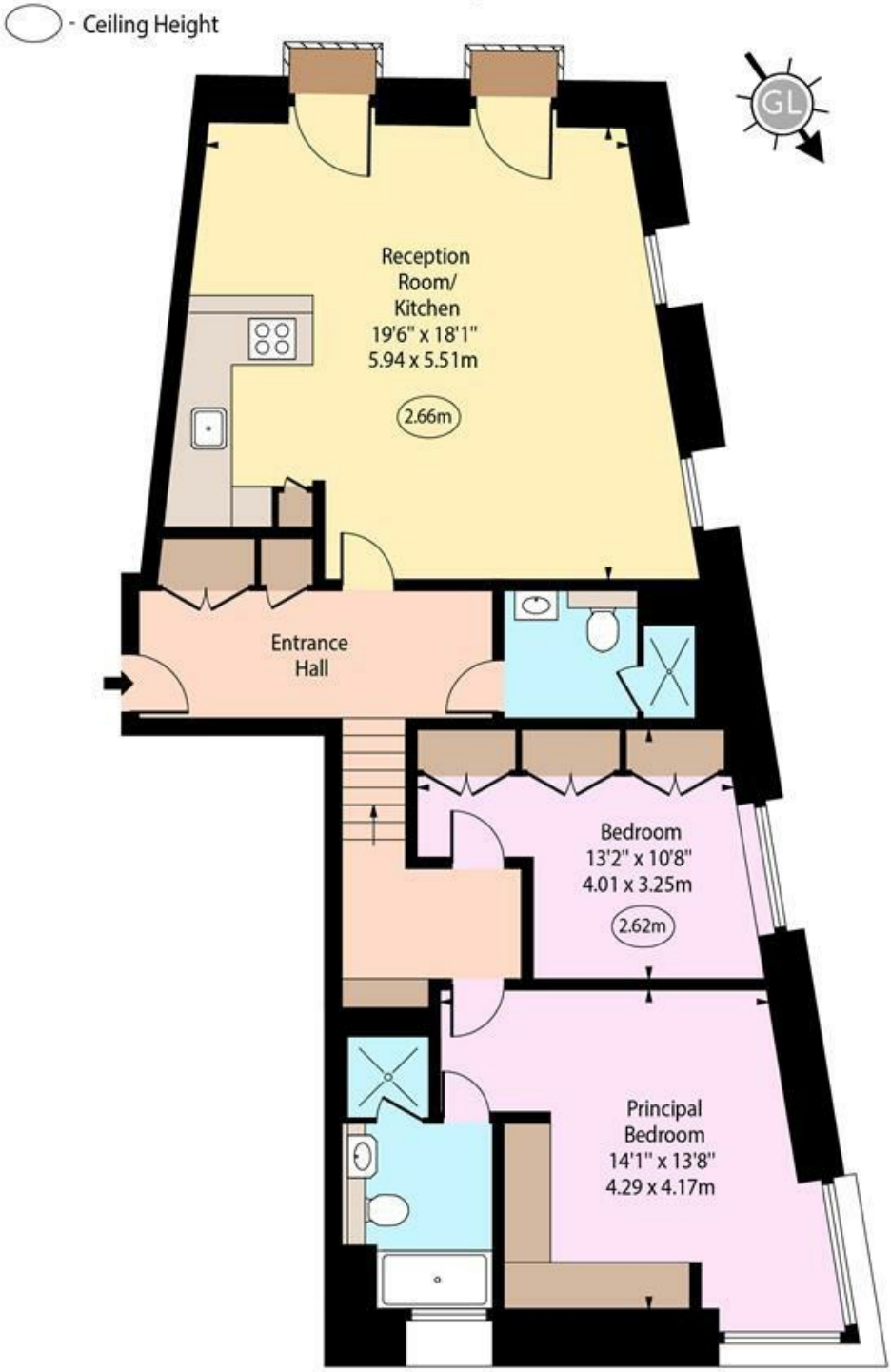
The property is sold with an underground parking space and private storage unit, with residents also benefiting from 24 hour concierge, gym, residents' lounge, business facilities and an 18 seat private cinema.

Ideally positioned for the best of Fitzrovia and the West End, with Charlotte Street's renowned restaurants and Oxford Street's world class shopping close by. Goodge Street, Oxford Circus and Tottenham Court Road are all within easy reach, including Elizabeth Line services from Tottenham Court Road.

£2,000,000 **SOLE AGENT** **Leasehold**

NASSAU
STREET W1

Pearson Square, W1T



Third Floor

Approx Gross Internal Area 1038 Sq Ft - 96.43 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
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