



Marion
Real Estate

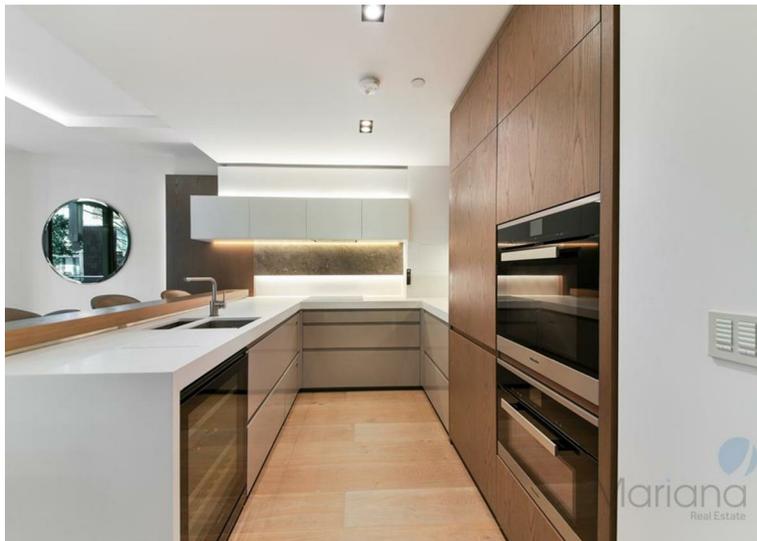
**Apartment 104, 3 Pearson Square
London, W1T 3BG
£1,750 Per Week**

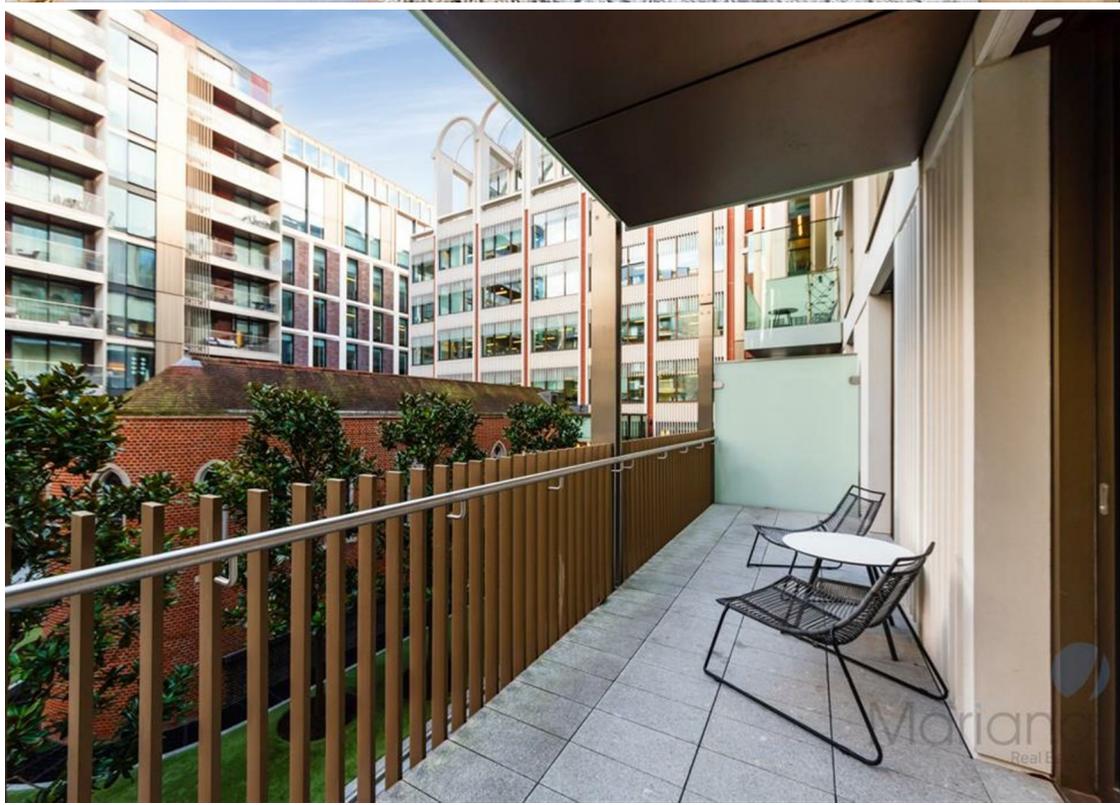
Situated within one of the most sought-after residential schemes in London, a contemporary and stunning luxury duplex apartment with two private balconies, one being triple aspect, and both with wonderfully peaceful views over the beautifully designed central courtyard.

Pearson Square has fast become one of Fitzrovia's most fashionable developments due to its high-quality boutique hotel style finish, private resident's amenities, wonderfully designed central courtyard, and central location.

This exquisite and spectacular duplex is presented over the first and second floor of core 3. The apartment has been tastefully furnished throughout, and accommodation comprises of entrance hall with storage, guest cloak room finished in Carrera marble, open plan kitchen with breakfast bar, and well-proportioned reception room, with dining area and private balcony. The upper level benefits from a wonderful master bedroom suite with open plan wardrobes, and an ensuite bathroom with both shower and separate bath. The guest bedroom suite has ample wardrobe space and its own ensuite shower room, and both bedrooms lead onto a triple aspect balcony.

Residents benefits include private membership to the exclusive 'Fitzroy Club', Residents Cinema, Business lounge, and 24 hour hotel style concierge facilities. The location of this fabulous and boutique scheme is enviable, with a vast array of fashionable cafes, bars, and fine dining restaurants, and chic boutiques, all conveniently located within close proximity, and within in the heart of London's fashionable and bohemian, Fitzrovia. The development is only moments from Oxford Street, Regents Park, and Soho, with a plethora of various transport options.

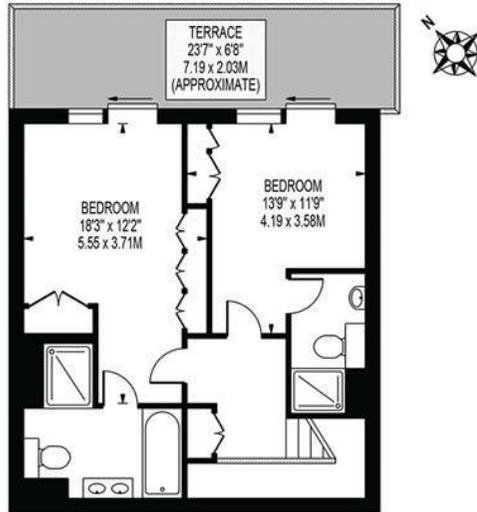




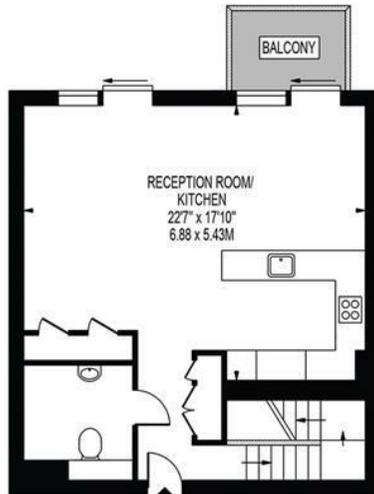


PEARSON SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1106 SQ FT - 102.78 SQ M



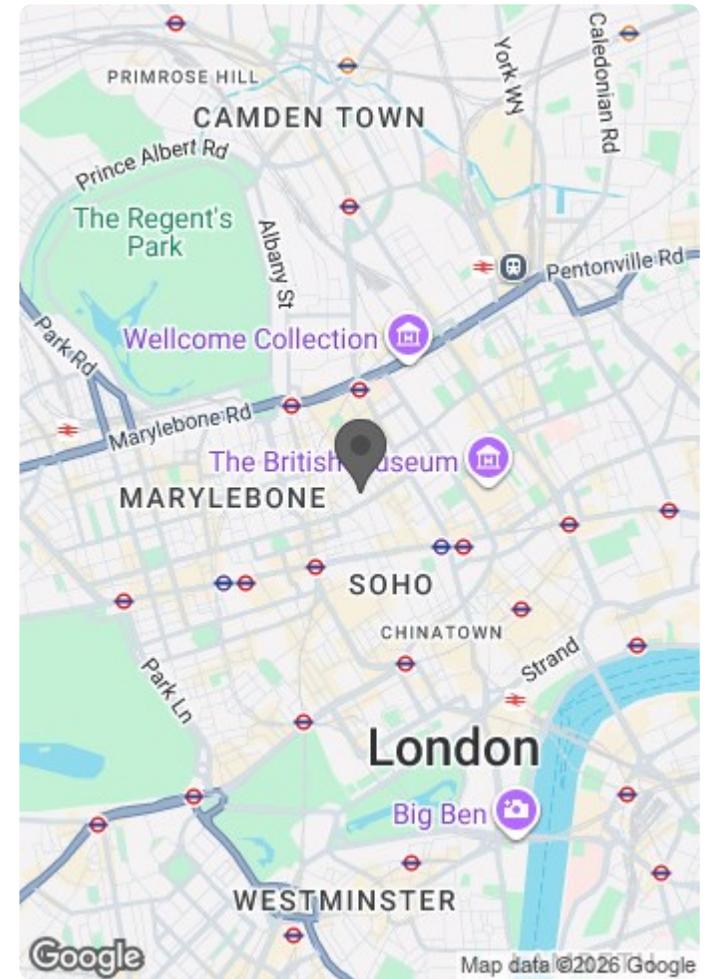
SECOND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	