Knight Frank

# PEARSON SQUARE

London W1T

# LUMINOUS INTERIORS

This modern duplex spans ground and first floors in a contemporary development in the centre of London.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 987 years remining

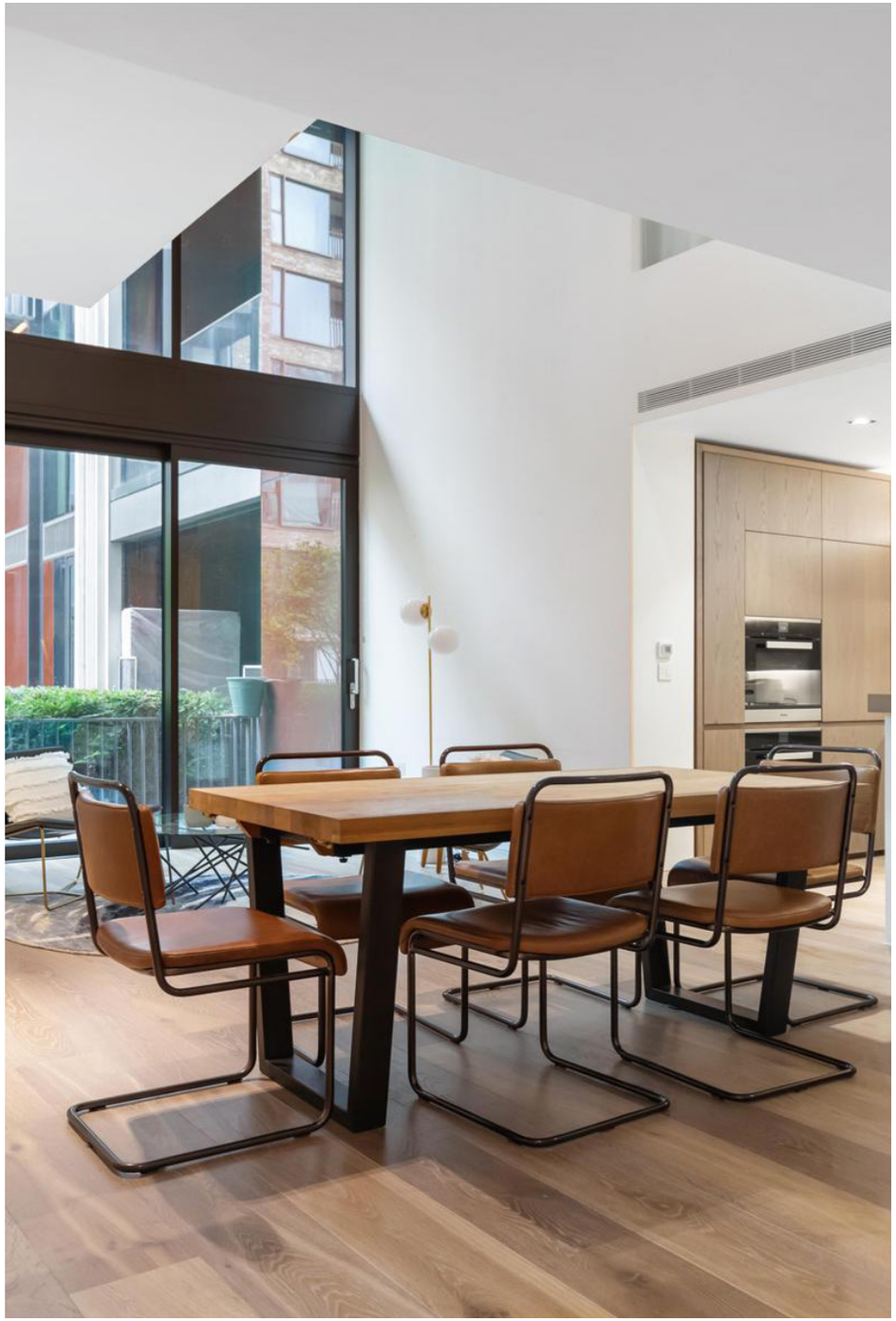
Ground rent: £1,100,. We have been unable to confirm the review period.

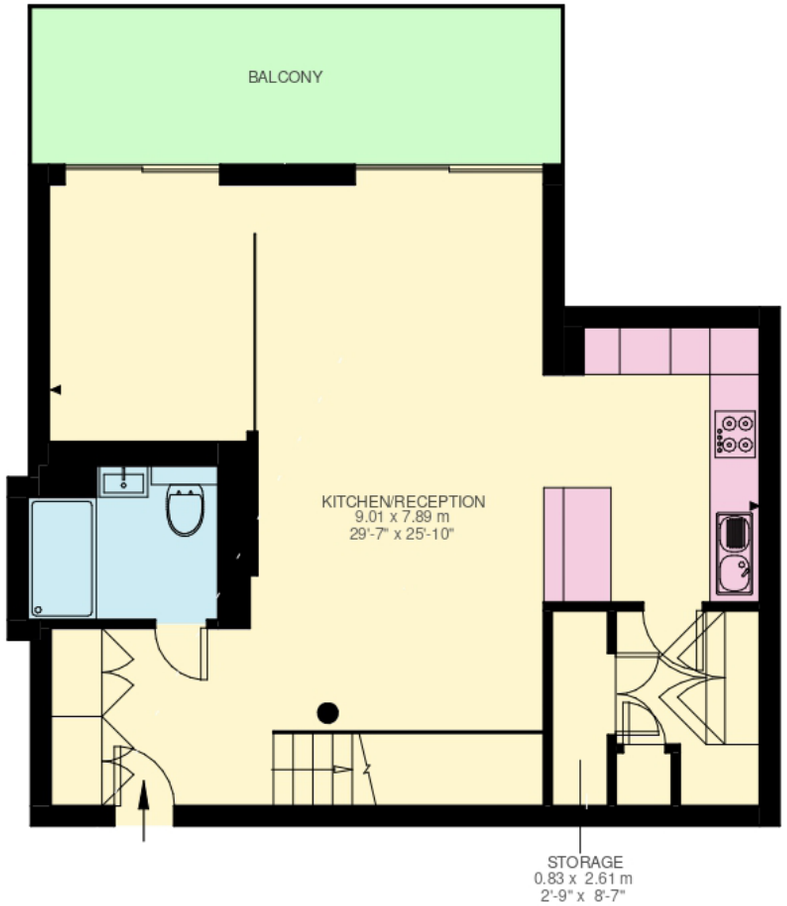
Service charge: £13,982.20 per annum, reviewed every year, next review due 2026

**Guid price: £2,100,000**

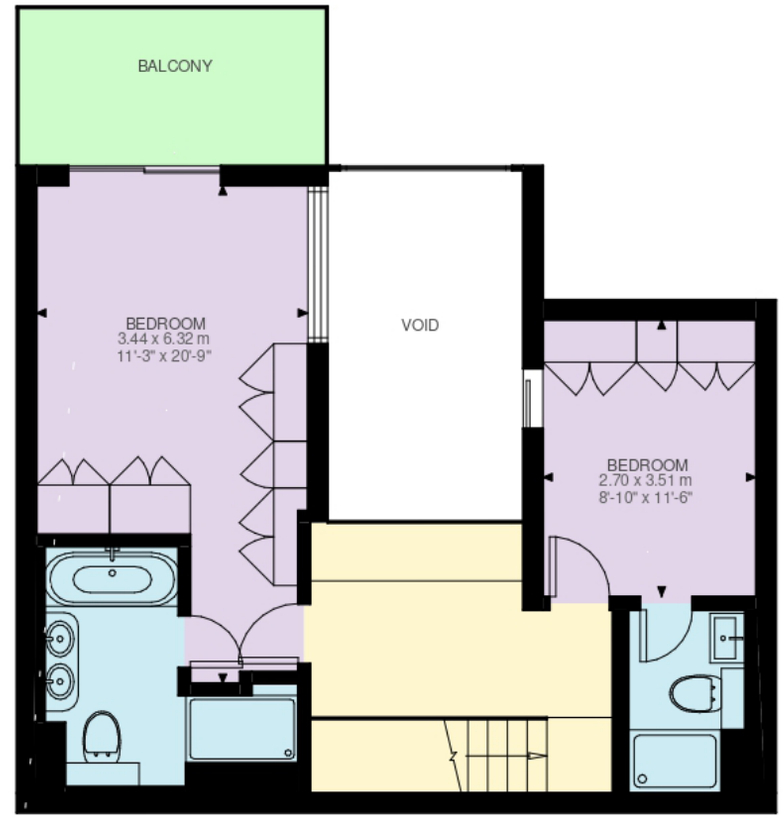
# MODERN HOME IN PRIME CENTRAL LONDON

It offers 1,287 sq ft of flexible living space, floor-to-ceiling windows and a 24hr concierge. Clean lines and handleless cabinetry shape the open-plan living and dining area, while a state-of-the-art kitchen features integrated appliances. A dedicated workspace enjoys plenty of natural light. Upstairs, the principal bedroom suite includes a walk-in wardrobe and en suite shower room. The second bedroom also benefits from an en suite. Step out on to a private balcony overlooking landscaped green spaces. Practical details include built-in storage, a utility cupboard and lift access. Positioned in Pearson Square, this apartment offers a spectacular location in the heart of London. Residents benefit from easy access to the vibrant amenities of the West End, including shopping, dining, and cultural attractions. Transport links are excellent, with nearby stations providing efficient travel across the city. London Underground options connect to various lines, ensuring convenient commuting.






Ground Floor
715 ft²




First Floor
572 ft²

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S

Approximate Gross Internal Area = 119.6 sq m / 1,287 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)

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# We would be delighted to tell you more.

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We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice