

B O U T I Q U E

# PEARSON SQUARE, FITZROY PLACE

£2,995,000, 2 BEDROOMS , 2 BATHROOMS

A contemporary apartment set across the seventh floor of Pearson Square in Fitzrovia.

**CBRE**



THIS BRIGHT, TWO-BEDROOM APARTMENT OVERLOOKING PEARSON SQUARE COVERS 1,268 SQFT.

The apartment has been designed to optimise the natural light and views from the 7th floor. Two generous bedrooms both have dressing areas and ensuite bathrooms. There are also private terrace off the reception room.

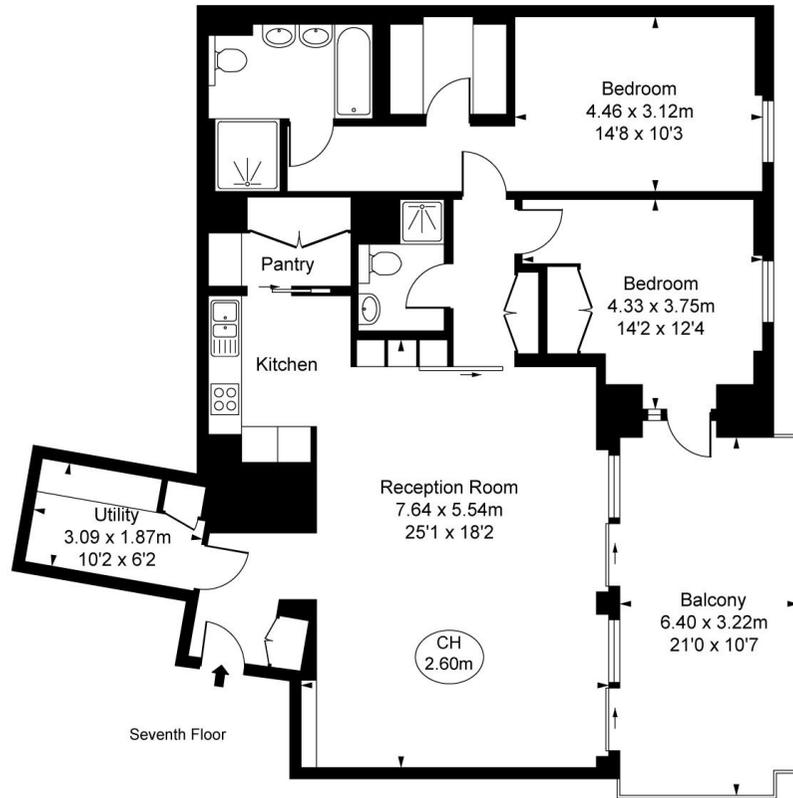
This apartment benefits from residents' parking, gym access and a concierge. The apartment additionally offers a superb specification including comfort cooling and under floor heating.

Fitzroy Place is located in the heart of Fitzrovia. Charlotte Street, with its eclectic range of popular restaurants, is nearby and the world-renowned shops on Oxford Street and Regent Street are within close proximity. Transport links are excellent from nearby Oxford Circus, Tottenham Court Road and Goodge Street underground stations, Euston and Kings Cross St Pancras train stations and access to the West and Heathrow via the A40.





Pearson Square,  
Fitzroy Place, W1T  
Approximate Gross Internal Area  
117.84 sq m / 1,268 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Price: £2,995,000 subject to contract  
Tenure: Leasehold 994 years  
Service Charge: £12,680  
Ground Rent: £900  
Local Authority: Westminster

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