



Pearson Square, Fitzrovia, W1T

Asking Price: £1,550,000

Benham
& Reeves

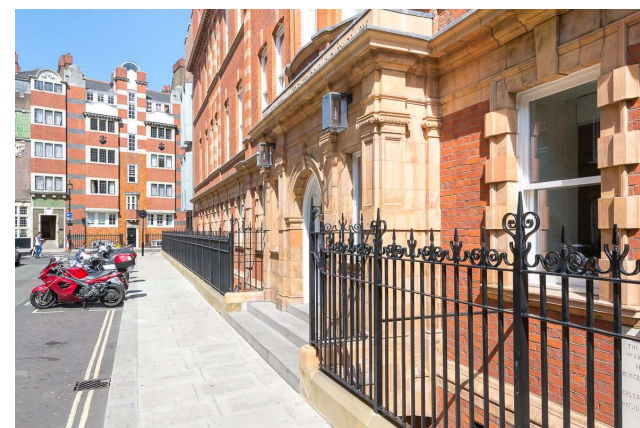
Pearson Square, Fitzrovia, W1T

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This exceptional and bright one bedroom apartment in Pearson Square covers 766 square feet (approx.) and comprises a large reception area with dining space, open-plan contemporary bespoke designed fitted kitchen. One generous bedroom with a dressing area, ensuite bathroom and an additional guest WC. This property is west facing with plenty of natural light. The apartment additionally offers a superb specification including comfort cooling and under floor heating.

This apartment benefits from residents' gym access, concierge, lounge & cinema screening room. 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.





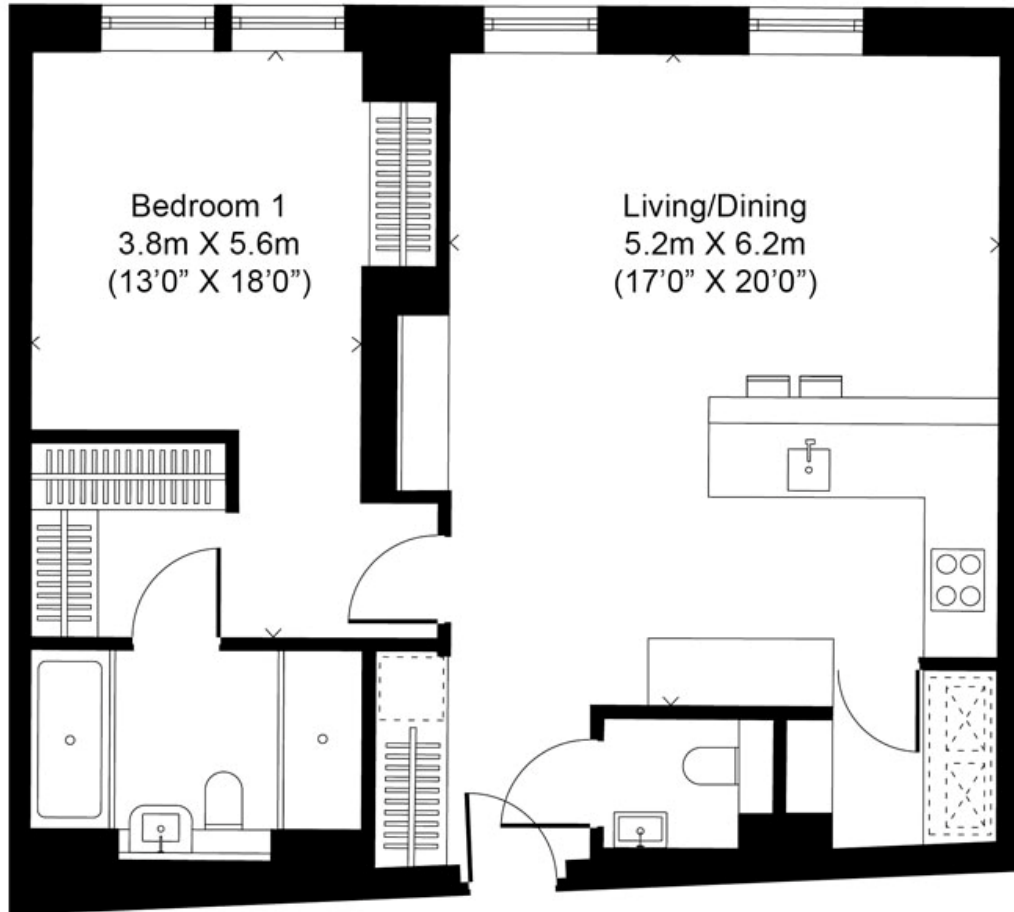
Property Features:

- One Bedroom
- One Bathroom
- Fourth floor
- 766 Square Feet (Approx.)
- 24 Hour Concierge
- Resident's Gym
- Lounge & Cinema Screening Room
- Oxford Circus, Tottenham Court Road and Goodge Street Stations (Zone 1)



Total Gross Internal Area

71.25 Sq/m - 766 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 30/12/3004
Approximately 980 Years Remaining

Ground Rent: £600.00 (per annum)
Review: 25 years

Service Charge: £8,000.00 (per annum)
for the year 2022

Anticipated Rent: £7,165.00 pcm
Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220119

T: 020 7938 3522

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W: www.benhams.com

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