



## Pearson Square, Fitzrovia, W1T

Asking Price: £1,499,999

 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.



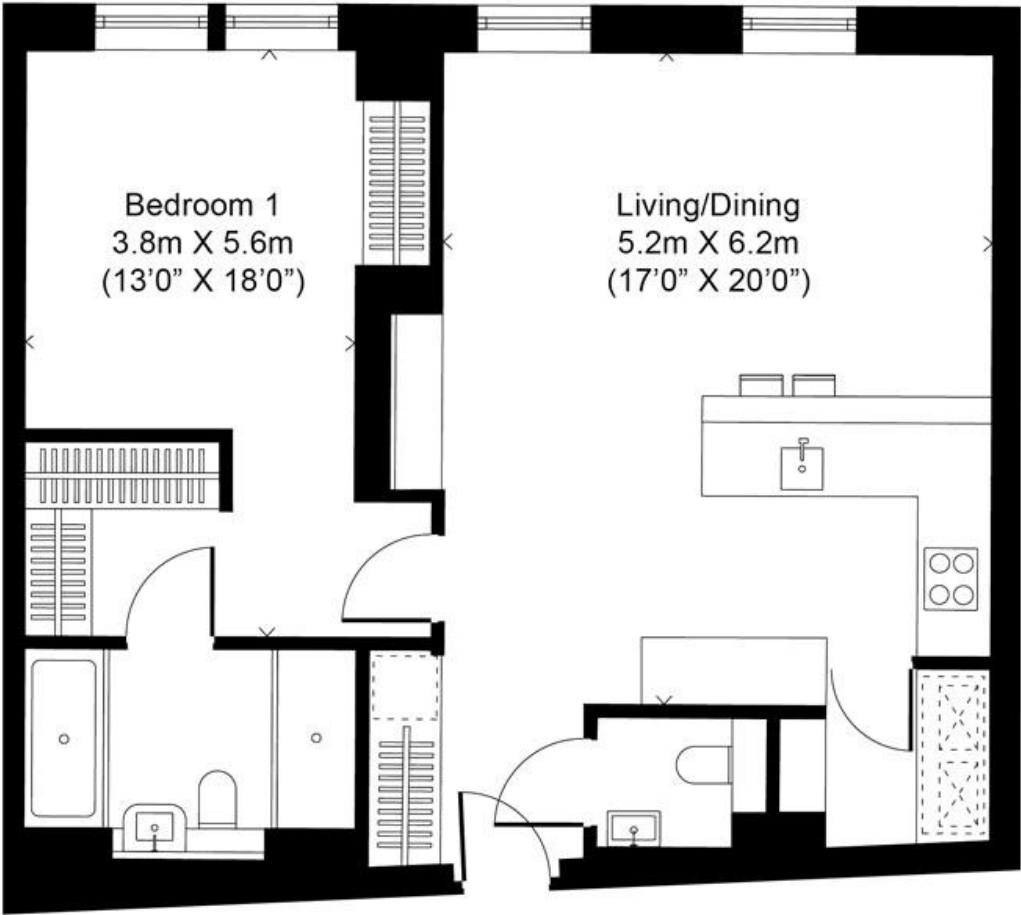


## Property Features:


- One Bedroom
- One Bathroom
- Fourth Floor
- 766 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Asking Price:	£1,499,999
Tenure:	Leasehold Expires 30/12/3004 Approximately 979 Years Remaining
Ground Rent:	£600 (per annum) Review: 25 years Next Increase: Jan 2040 Increase: Double
Service Charge:	£11,171 (per annum) to June 2024

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220119

T: 020 7938 3522  
E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)  
W: [www.benhams.com](http://www.benhams.com)

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