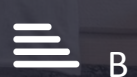




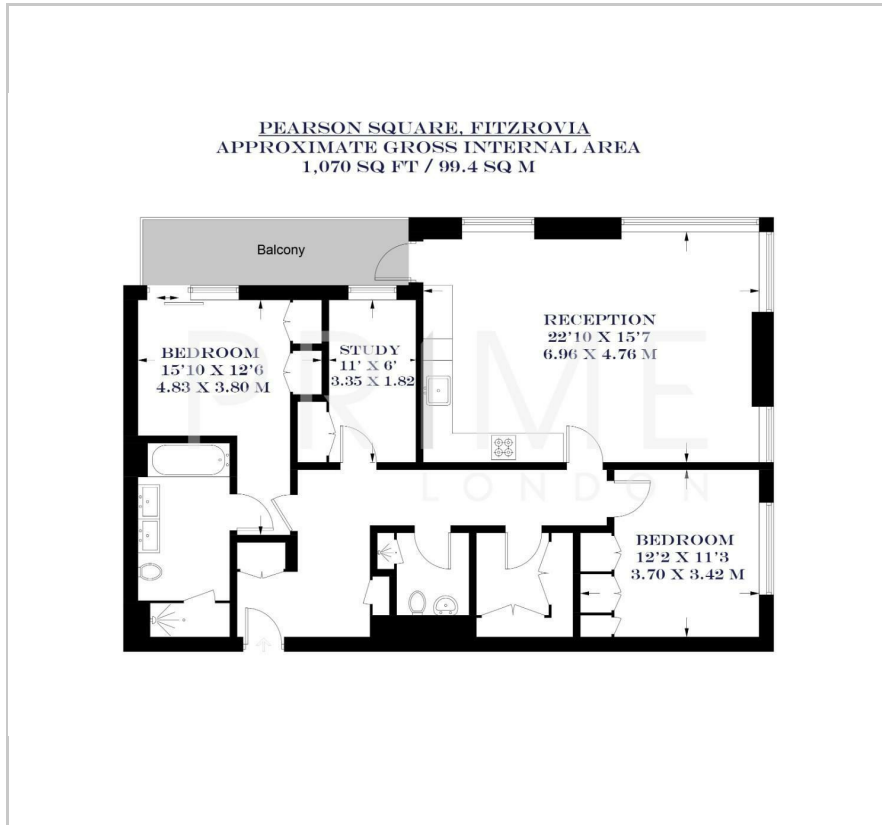
## 6 Pearson Square

Fitzroy Place, W1T 3BJ

Asking Price £2,195,000



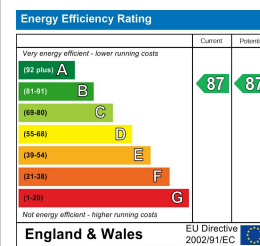
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Exceptional three bedroom ▪ 1,070 sq ft (99.4 sqm) apartment
- Private balcony with views of London ▪ Resident's gym, spa, massage room and business lounge
- Walking distance from Regent Street, Oxford Street, and Bond Street ▪ 24-hour concierge

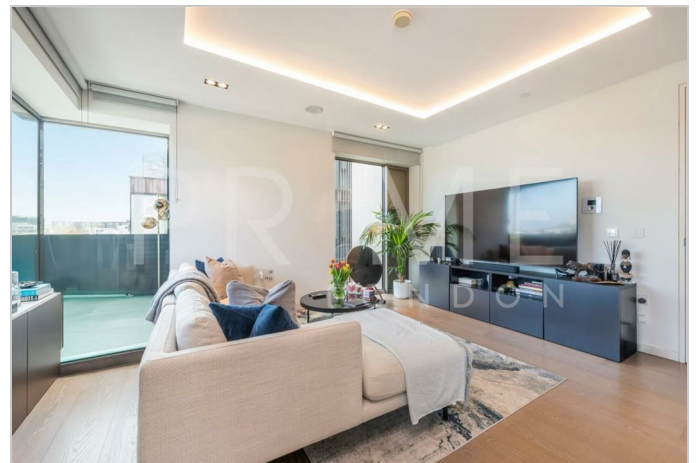
This luxurious three apartment, located in the sought after Fitzroy Place in the heart of West End, is available for chain free sale through Prime London.

Totalling 1,070 sq ft (99.4 sqm) and crafted by renowned interior architects Johnson Naylor, this property comprises of an open plan reception area offering access to a private balcony with exceptional views of London, two primary bedrooms, boasting bespoke built-in wardrobes with ample storage, and a third bedroom being a study space. Both fully fitted luxury bathrooms are elegantly designed and equipped with contemporary fixtures.

This home also benefits from efficient, smart home technology, lift access, excellent storage facilities, the highest level of security and complete environmental control via comfort cooling and underfloor heating.

Residents of Fitzroy Place benefit from a 24-hour concierge, state of the art gym, massage room, and a private 20 seat cinema. Additionally, business requirements are catered to with an executive lounge featuring Wi-Fi and a conference room available for private meetings.

Pearson Square, Fitzroy Place enjoys a prime location within walking distance of Regent Street, Oxford Street, Bond Street, and Marylebone High Street. Nearby London Underground stations include Goodge Street (Northern line - 0.2 miles) and Oxford Circus (Central and Victoria lines - 0.4 miles), as well as mainline railway stations at Euston (0.9 miles), King's Cross (1.4 miles), and St. Pancras (1.4 miles), which is also home to London's Eurostar terminal, offering connections to Paris.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.