



hastings  
INTERNATIONAL

6 Pearson Square

£2,550,000

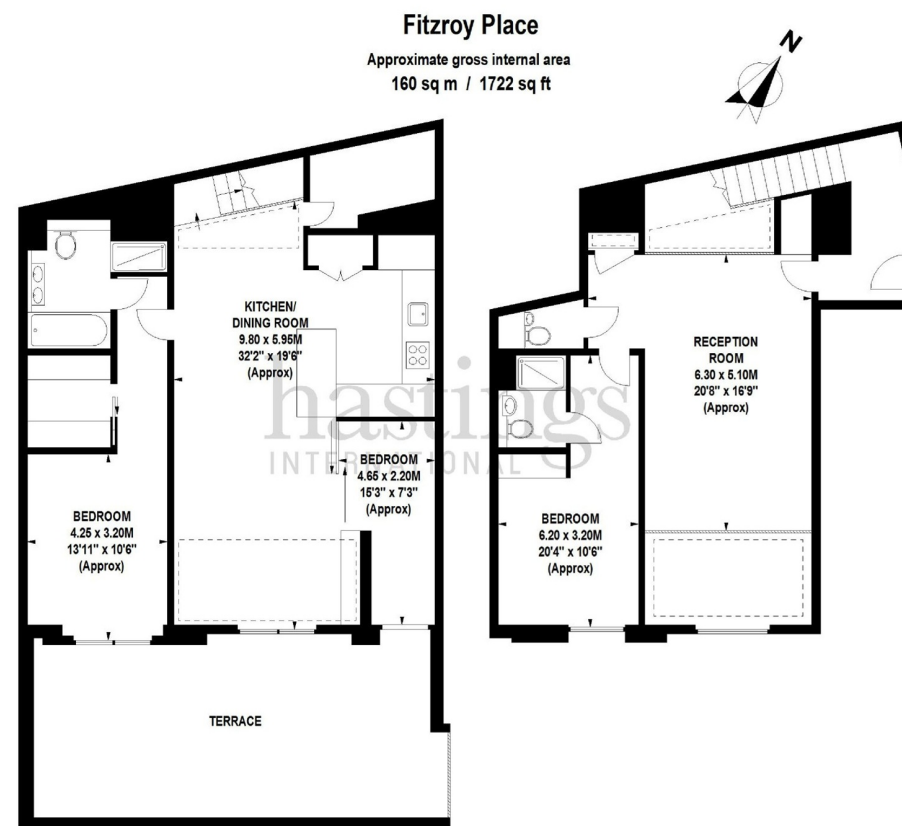


## 6 Pearson Square, Fitzroy Place, London W1T 3BJ

An impressive 1,722 sq ft three bedroom duplex apartment with a high specification interior, two reception rooms and generous private terrace. Pearson Square is a stylish modern development with residents gym, screening room and 24hr concierge located moments from Oxford Street, Regent Street with underground stations at nearby Goodge Street, Tottenham Court Road and Oxford Circus.

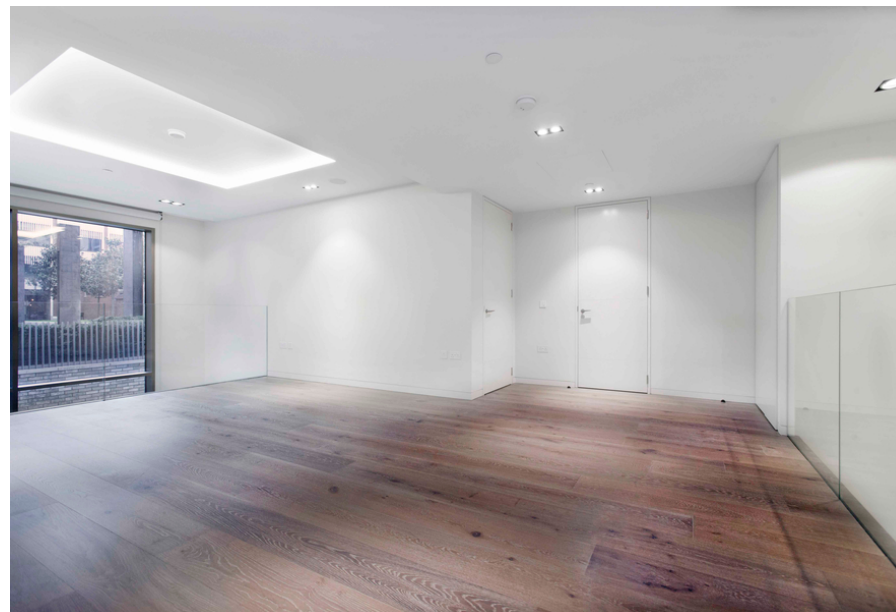
This exceptional duplex apartment comprises entrance area with storage, impressive mezzanine reception room providing versatile space, guest cloakroom/WC, double bedroom with fitted wardrobes and en-suite shower room, stairs lead down to second generous reception room with dining area, doors to extensive private terrace, stylish open plan fitted kitchen with stone work tops and integrated appliances, under stairs storage room, master bedroom with walk in dressing room and en-suite bath/shower room, bedroom three/study. Residents of Pearson Square have the benefit of 24hr concierge, gym and screening room facilities. Goodge Street, Tottenham Court Road and Oxford Circus underground stations are all moments away.

- Pearson Square W1T
- Three Bedrooms
- Private Terrace
- 24Hr Concierge, Gym And Cinema
- 1,722 Sq Ft
- Two Reception Rooms
- High Specification Interior
- Excellent Location

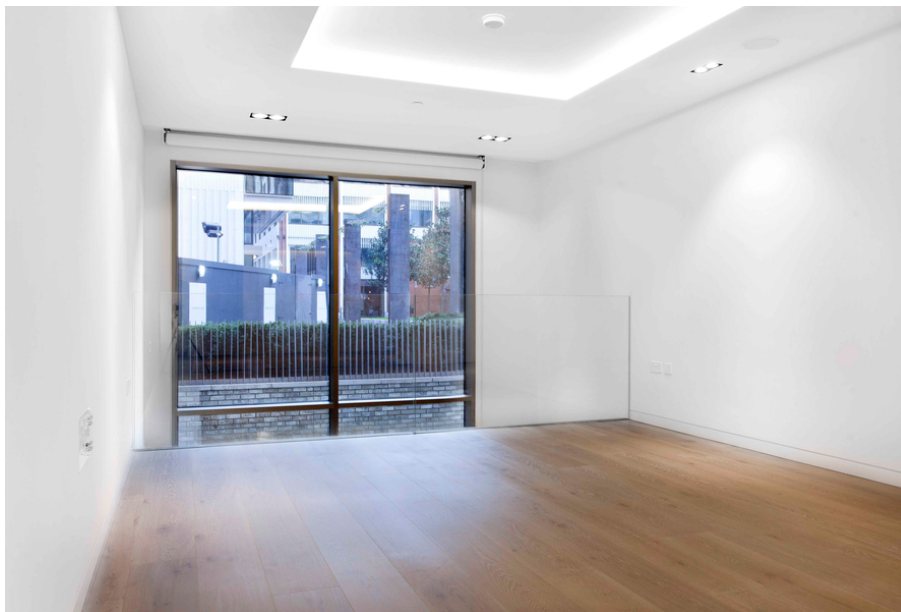


Measurements taken from development brochure

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	