

PEARSON SQUARE, LONDON W1

£3,950,000



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | [info@mayfairsquare.co.uk](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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## PROPERTY DESCRIPTION

Situated in the heart of Fitzrovia, this superbly proportioned 3 bedroom, 2 bathroom lateral apartment spans over 1,400 sq ft within the prestigious Fitzroy Place development. Positioned on a high floor, this home is perfectly oriented to capture an abundance of natural light, which imbues every room with warmth and enhances the elegance of its interiors.

The spacious living and dining space is ideal for both relaxed family life and refined entertaining, framed by floor-to-ceiling windows and elegant wood flooring throughout. The fully integrated kitchen, finished with sleek cabinetry, merges practicality with timeless style, ideal for culinary pursuits or casual dining.

Each of the three double bedrooms offers generous built-in storage and access to contemporary bathrooms, two of which are beautifully appointed en-suites.

Residents benefit from an exceptional suite of amenities, including 24-hour concierge service, a private gym and spa, a business lounge, and an 18-seat cinema, all centred around the tranquil, Grade II listed Fitzrovia Chapel and the beautifully landscaped Pearson Square, the first new garden square in W1 in over a century.

Our client has requested a discreet sale; therefore, this apartment is offered as an exclusive off-market opportunity, with detailed information kept confidential. If you would like more information, please contact us.

This property is now SOLD. If you're looking for something similar, please call us on +44 (0)20 7184 9888 or email us at [sales@mayfairsquare.co.uk](mailto:sales@mayfairsquare.co.uk)

## Living in Fitzrovia

Fitzrovia offers a captivating blend of historic charm and modern vibrancy. Nestled between the West End and Bloomsbury, its streets showcase elegant Georgian townhouses, and mansion blocks alongside contemporary developments and artistic venues.

The area is a cultural hotspot, celebrated for its creative heritage, literary pubs like the historic Fitzroy Tavern, art galleries, boutique shops, and a diverse dining scene, from casual market stalls at Goodge Place to Michelin-starred restaurants.

Residents enjoy excellent transport links, with nearby stations including Goodge Street, Warren Street, Tottenham Court Road (Elizabeth Line), and Great Portland Street, making travel to the West End, the City, and airports swift and convenient.

Fitzrovia combines charming architecture, central convenience, cultural depth, leafy retreats, and strong neighbourhood identity, making it one of London's most desirable and truly unique districts to live in.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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