# 701 FITZROY PLACE

PEARSON SQUARE W1

Situated in the heart of Fitzrovia, a moment's walk from Mayfair, Marylebone and Soho sits one of W1's finest penthouses. This duplex apartment split over the 7th and 8th floors of the highly sought-after development, Fitzroy Place is over 4,530 sq ft of meticulously designed and well configured living space. The penthouse spans 8 windows wide with extensive terracing on either side which fills the apartment with sunlight from morning through to evening and provides far reaching views of the West End and beyond.

On site amenities at Fitzroy Place include 24 hour concierge, gym and private 18-seat cinema. The apartment also benefits from two secure underground car parking spaces and an additional secure storage unit.

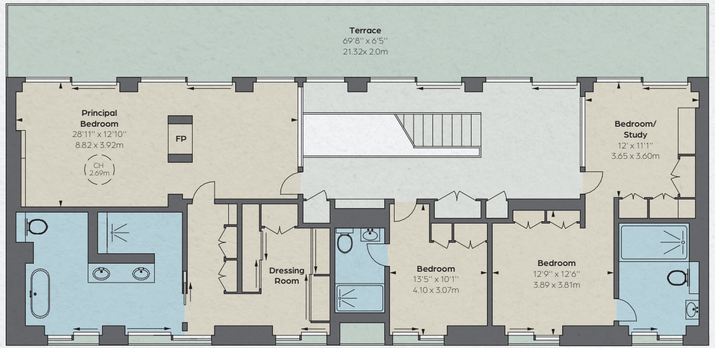
- Open plan reception/ dining room and kitchen
- Master bedroom suite with dressing room
- Two further en suite bedrooms
- Study room / Bedroom 4
- Guest WC
- Separate utility room
- Direct lift access
- 2 Terraces
- 24hr Concierge
- Residents' gym
- Basement storage unit
- 2 Underground car parking spaces
- EPC: B

TENURE
Leasehold with approx. 983 years remaining

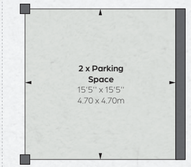
GUIDE PRICE
£12,500,000

SERVICE CHARGE
TBC

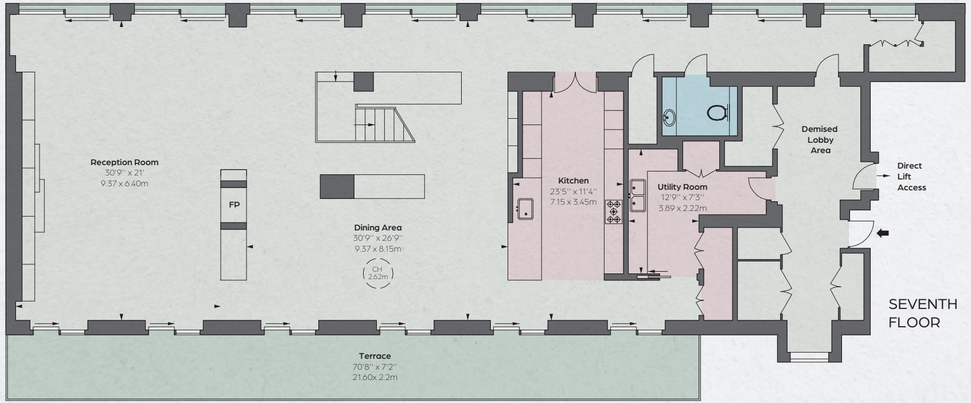
LOCAL AUTHORITY
City of Westminster




EIGHTH FLOOR




LOWER GROUND FLOOR




SEVENTH FLOOR

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THE BROCHURY ALEX WINSHIP

APPROXIMATE GROSS INTERNAL AREA
4,538 sq ft
421.59 sq m
including demised lobby area, excluding parking

APPROXIMATE GROSS INTERNAL AREA
4,216 sq ft
391.68 sq m
excluding demised lobby area and parking

Floorplan for guidance only; not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes.
04/02/21 JLL-210203-03GG

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