



Pearson Square, London, W1T 3BQ

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## A naturally lit, 3 bedroom apartment

A unique 3 bedroom penthouse with breath taking views and exquisite interiors in Fitzrovia W1. Situated on the sixth floor, with lift, there is the benefit of 2 balconies and floor to ceiling windows. The apartment comprises master bedroom with built in storage, two further double bedrooms, bathroom, open plan kitchen/reception room and dining area with underfloor heating throughout.

The development itself has a stunning landscaped square and access to an exclusive residents club which features a 24 hour concierge, gymnasium, cinema, treat room and a business centre. Also a residents lounge which offers a space to relax and watch TV or entertain in the private dining room.



**Guide price:** £2,200 per week

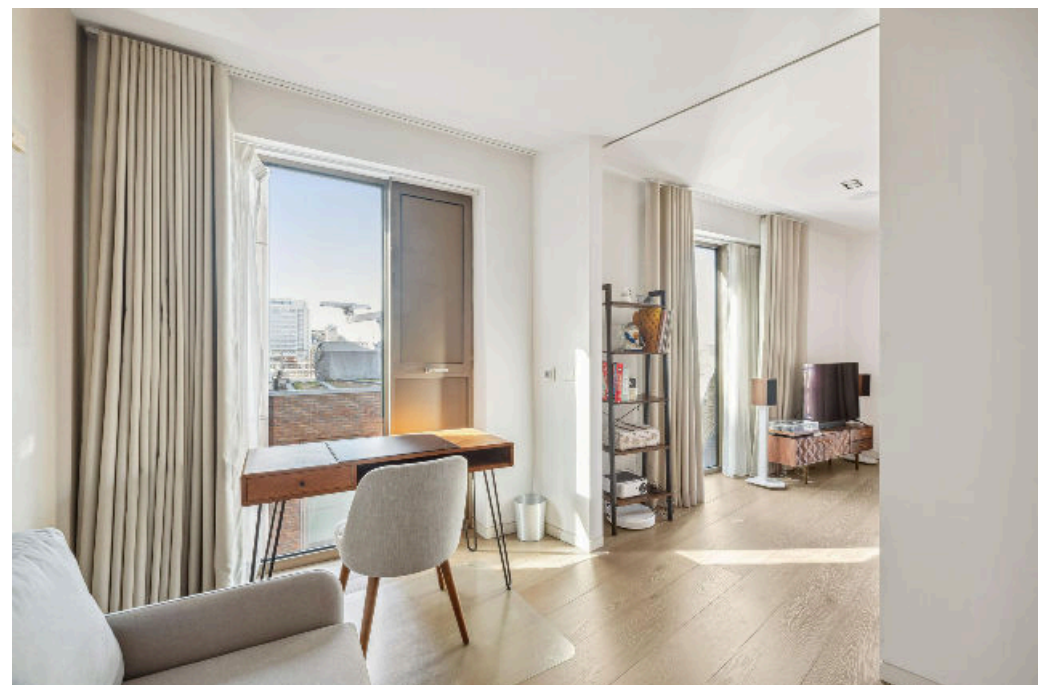
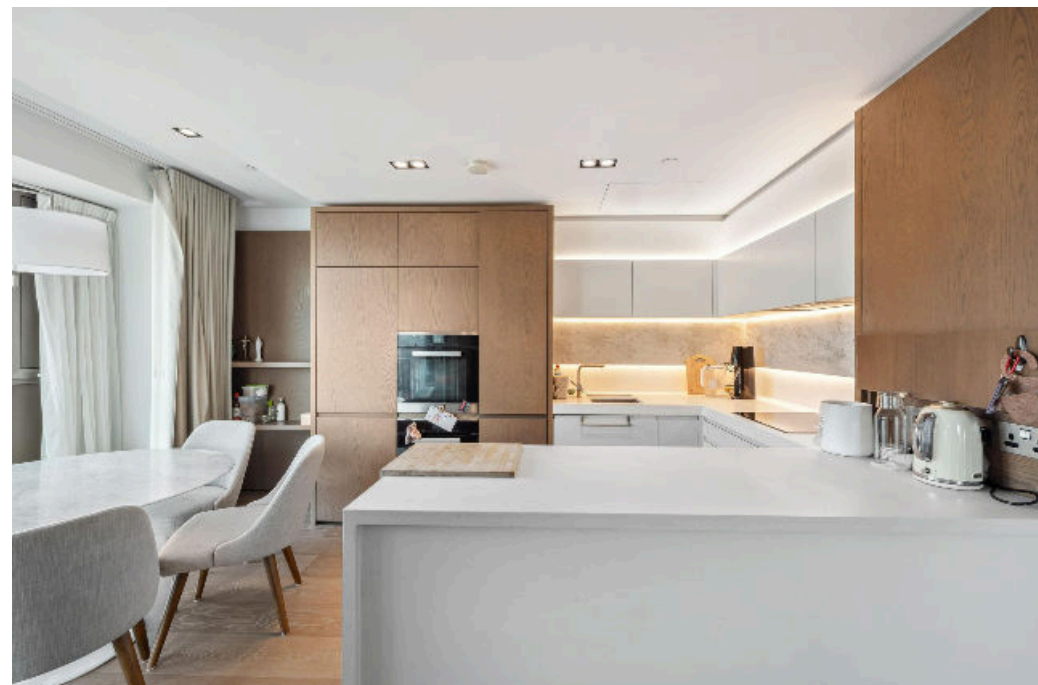
**Tenancy available from:** 19th October 2023

**Minimum length of tenancy:** 12

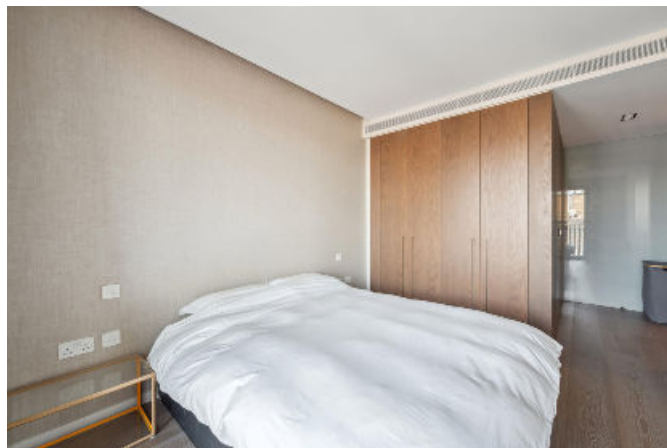
**Deposit:** £11,000

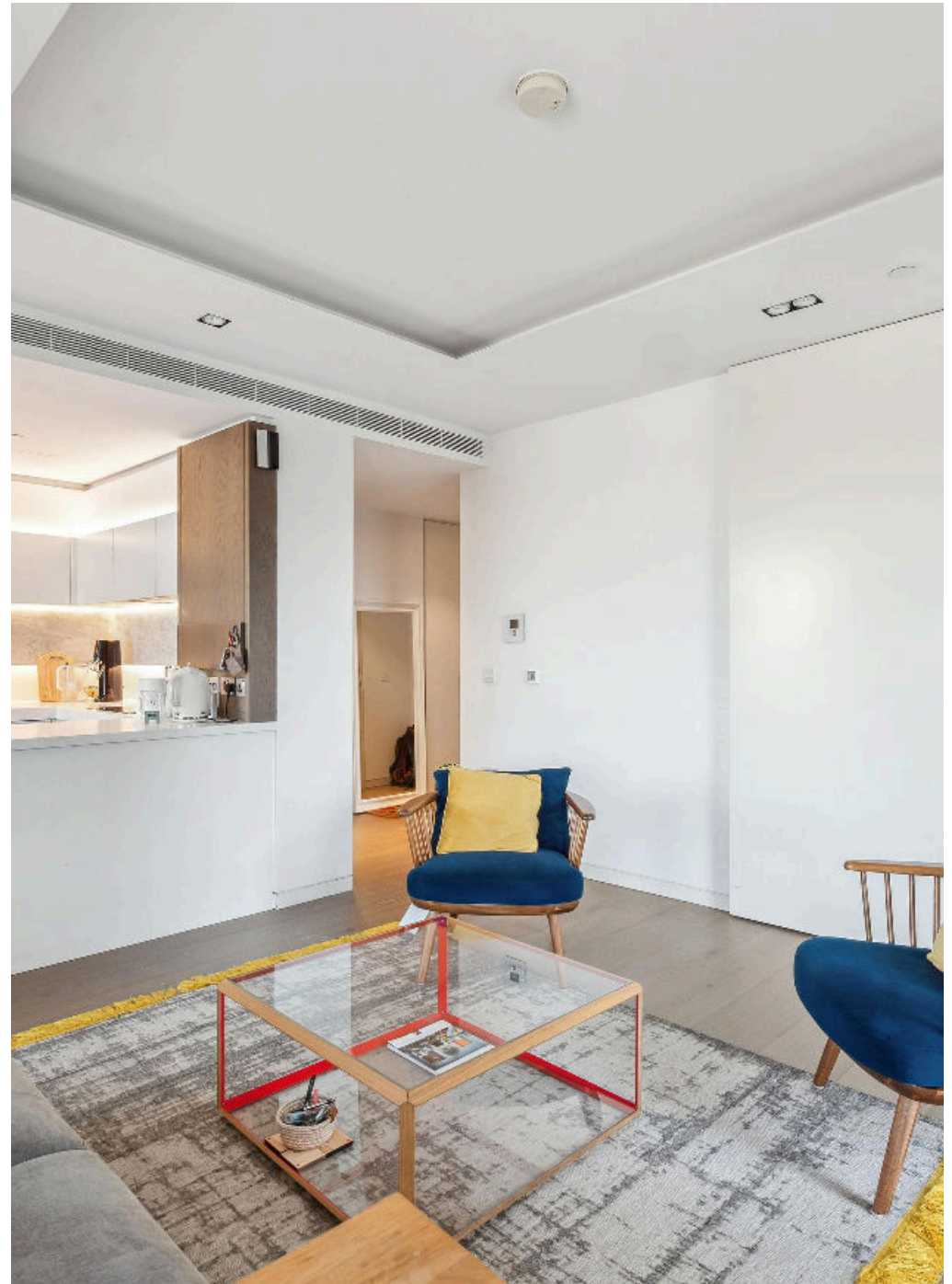
**Local authority:** City of Westminster

**Council tax band:** G













Fitzroy Place is situated in the heart of

## Fitzrovia

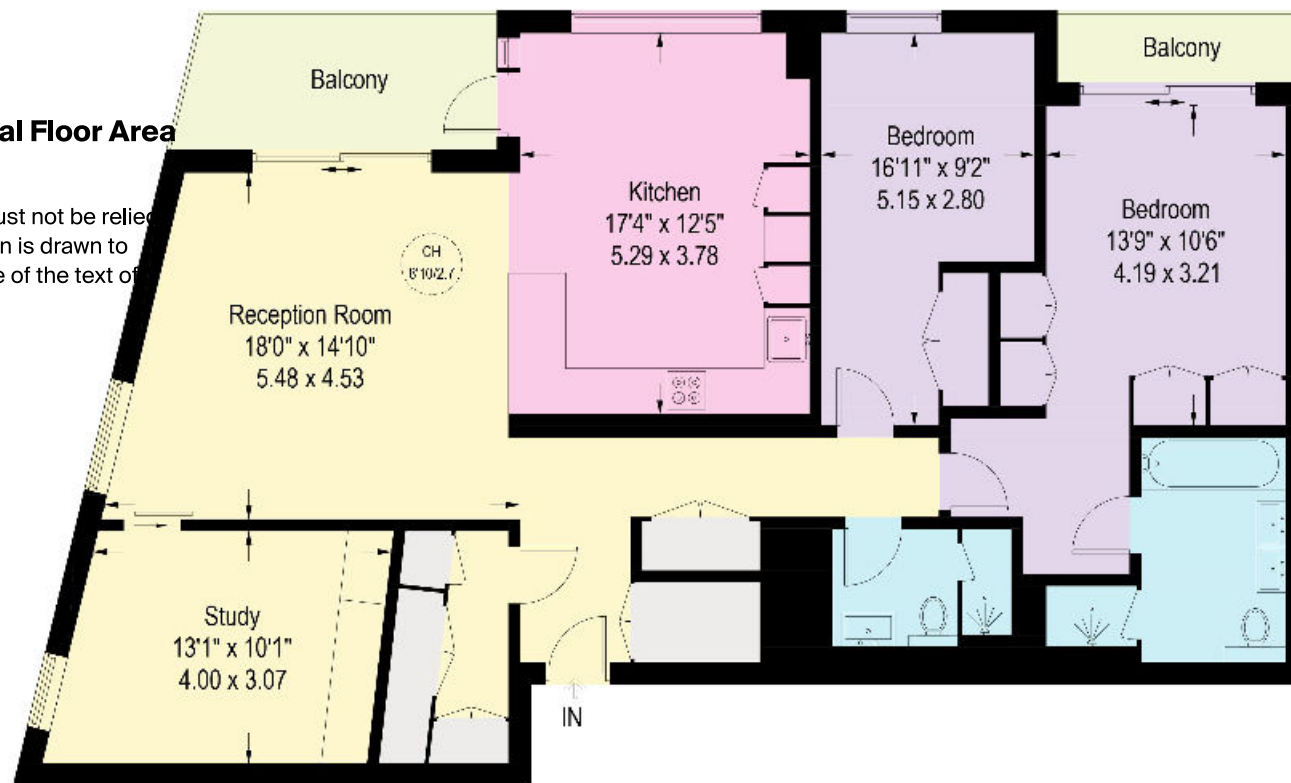
Fitzrovia, close to Charlotte Street, with its diverse range of popular restaurants and the world renowned shops on Oxford Street and Regent Street are within close proximity. Transport links are excellent from Goodge Street (0.2 miles) and Oxford Circus (0.4 miles), as well as mainline stations at Euston (0.9 miles), Kings Cross (1.4 miles), and St. Pancras (1.4 miles) and London's new Crossrail service is due to complete at the end of 2017, your closest station is just minutes away at Tottenham Court Road.





**Approximate Gross Internal Floor Area**  
**121.9 sq m / 1312 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Sixth Floor**

Knight Frank

Unit 49  
55 Baker Street

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to  
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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2023. Photographs and videos dated October 2023.

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