



## St. Petersburgh Place, W2

**£1,150,000**

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- Close Proximity To Hyde Park
- Private Communal Gardens
- Beautiful High Ceilings
- Gated Period Terrace
- Own Front Door
- Split Level

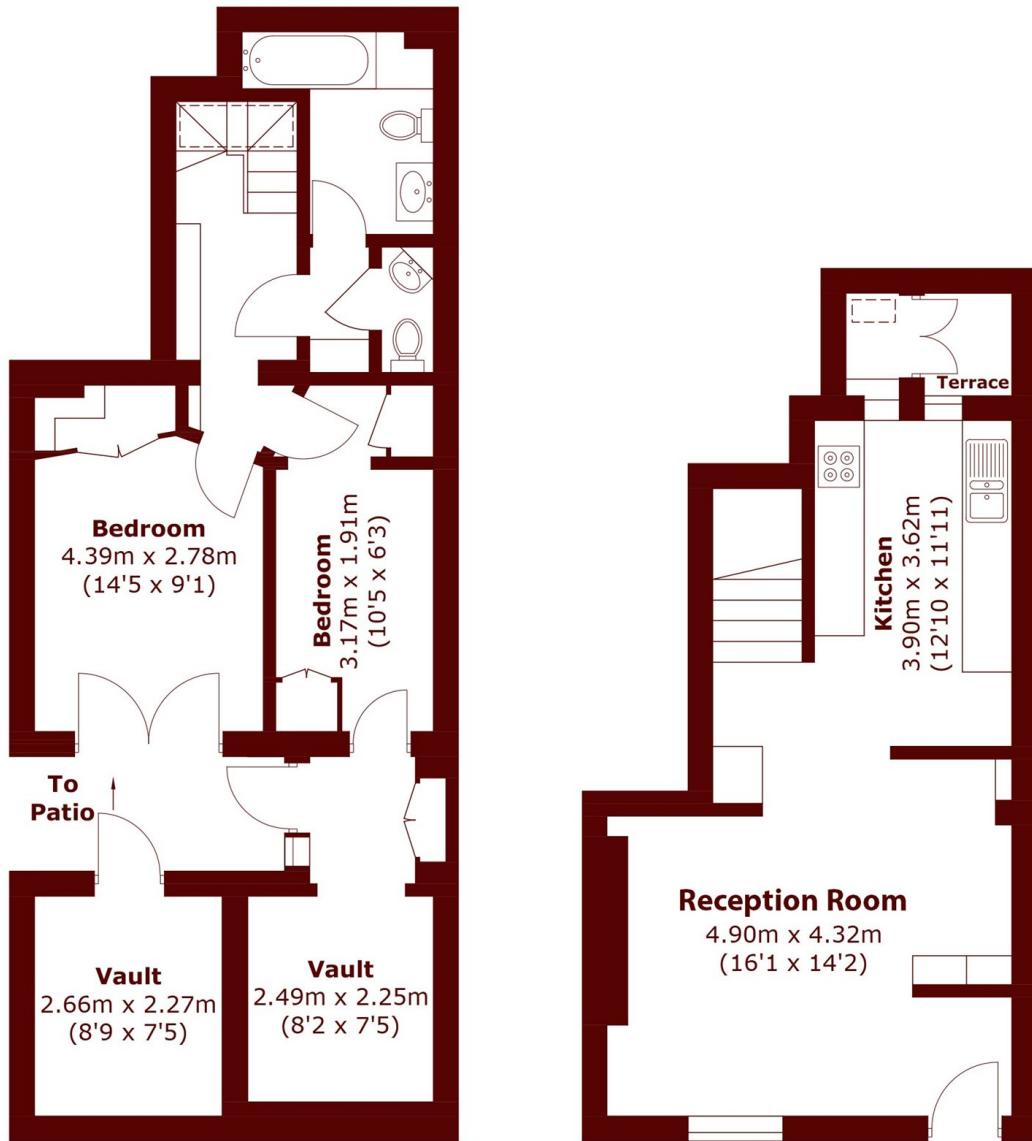


## ABOUT THE PROPERTY

Benefitting from its own private entrance, this charming duplex is arranged over the raised and lower ground floors. The raised ground level features high ceilings, original shutters and large west-facing windows overlooking communal gardens, alongside a spacious separate kitchen. The lower ground floor offers a generous principal bedroom with French doors to a patio garden, a second bedroom/study, and a bathroom.

St Petersburgh Place is superbly positioned just moments from the glorious open spaces of Kensington Gardens, whilst the fantastic array of fashionable boutique shops, cafes and restaurants of Westbourne Grove are just a short stroll away. There are excellent transport links at Notting Hill Gate (0.4m), Queensway (0.2m) and Bayswater (0.2m) Which provide easy access to the Central line, Circle and District lines.





Total area (approx.): 77.4 sq. m (833.1 sq. ft)

Vault: 6.2 sq. m (66.7 sq. ft)

Total: 83.6 sq. m (899.8 sq. ft)

Terrace: 1.3 sq. m (14.0 sq. ft)

**Marsh & Parsons Notting Hill**

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 London, W11 3BU  
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We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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