



## St. Petersburg Place, W2

£1,150,000

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









## ABOUT THE PROPERTY

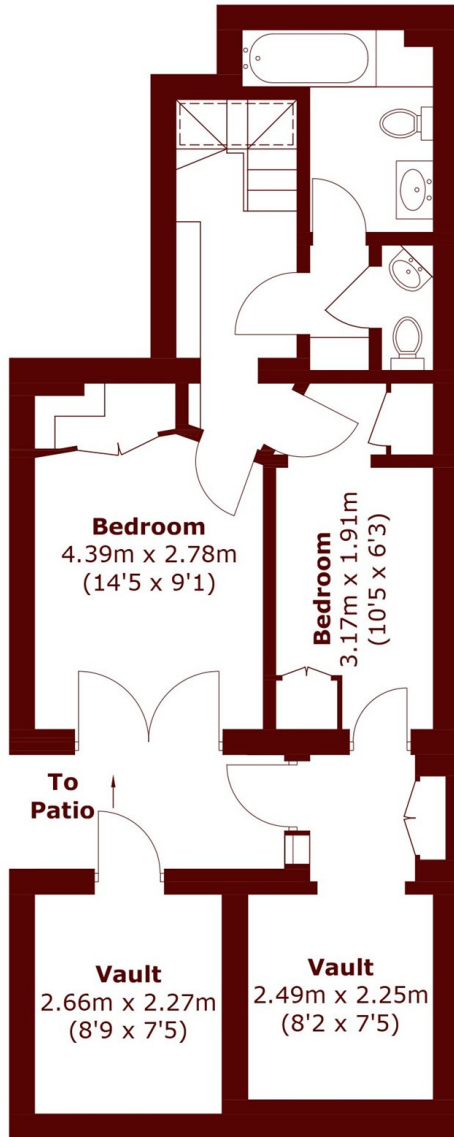
Benefitting from its own private entrance, this charming duplex is arranged over the raised and lower ground floors. The raised ground level features high ceilings, original shutters and large west-facing windows overlooking communal gardens, alongside a spacious separate kitchen. The lower ground floor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



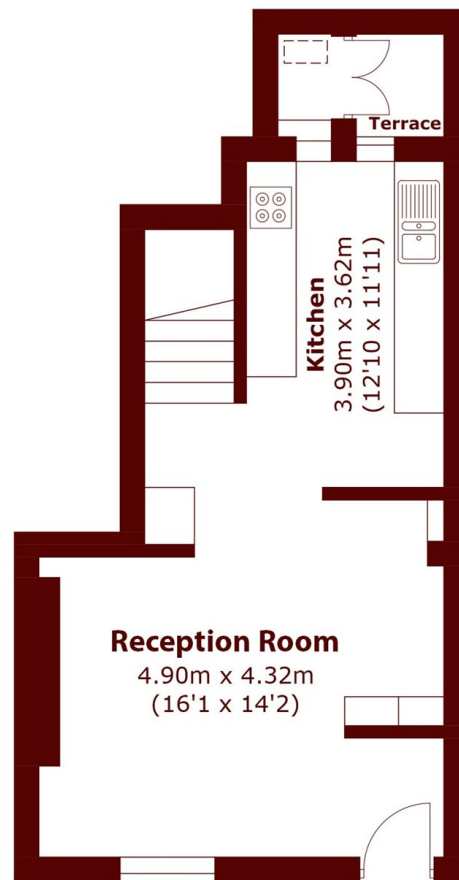
St Petersburg Place is superbly positioned just moments from the glorious open spaces of Kensington Gardens, whilst the fantastic array of fashionable boutique shops, cafes and restaurants of Westbourne Grove are just a short stroll away. There are excellent transport links at Notting Hill Gate (0.4m),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







**Lower Ground Floor**



**Ground Floor**

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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