



St. Olaves Court  
St. Petersburg Place, W2

CHESTERTONS









An exceptional three-bedroom apartment on the third floor of a highly sought-after building, offering a private balcony and lift, just moments from Hyde Park.

The spacious reception room, ideal for both relaxation and entertaining, provides ample room for separate seating and dining areas, with doors opening onto a charming balcony with picturesque views. All three bedrooms are quietly situated at the rear, featuring built-in storage and overlooking the communal garden. The master bedroom includes an elegant ensuite, while the second and third bedrooms share a stylish family bathroom. The third bedroom can also be opened up to the reception area, offering the flexibility to create additional living space if desired. The property also comes with convenient basement storage.

St Petersburg Place enjoys an enviable location close to the vibrant areas of Notting Hill, Westbourne Grove, and Queensway, known for their fashionable boutiques, bars, and restaurants. Just 0.1 miles from the Kensington Gardens and 0.4 miles from Queensway tube station (Central Line), this prime location offers both serene living and excellent transport links at your doorstep.

- Spacious three-bedroom apartment with built-in storage and flexible layout.
- Private balcony offering charming views.
- Master bedroom with ensuite plus a stylish family bathroom.
- Lift and basement storage for convenience.
- Prime location near Hyde Park, Notting Hill, and excellent transport links.

Asking Price £1,500,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	78	78
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

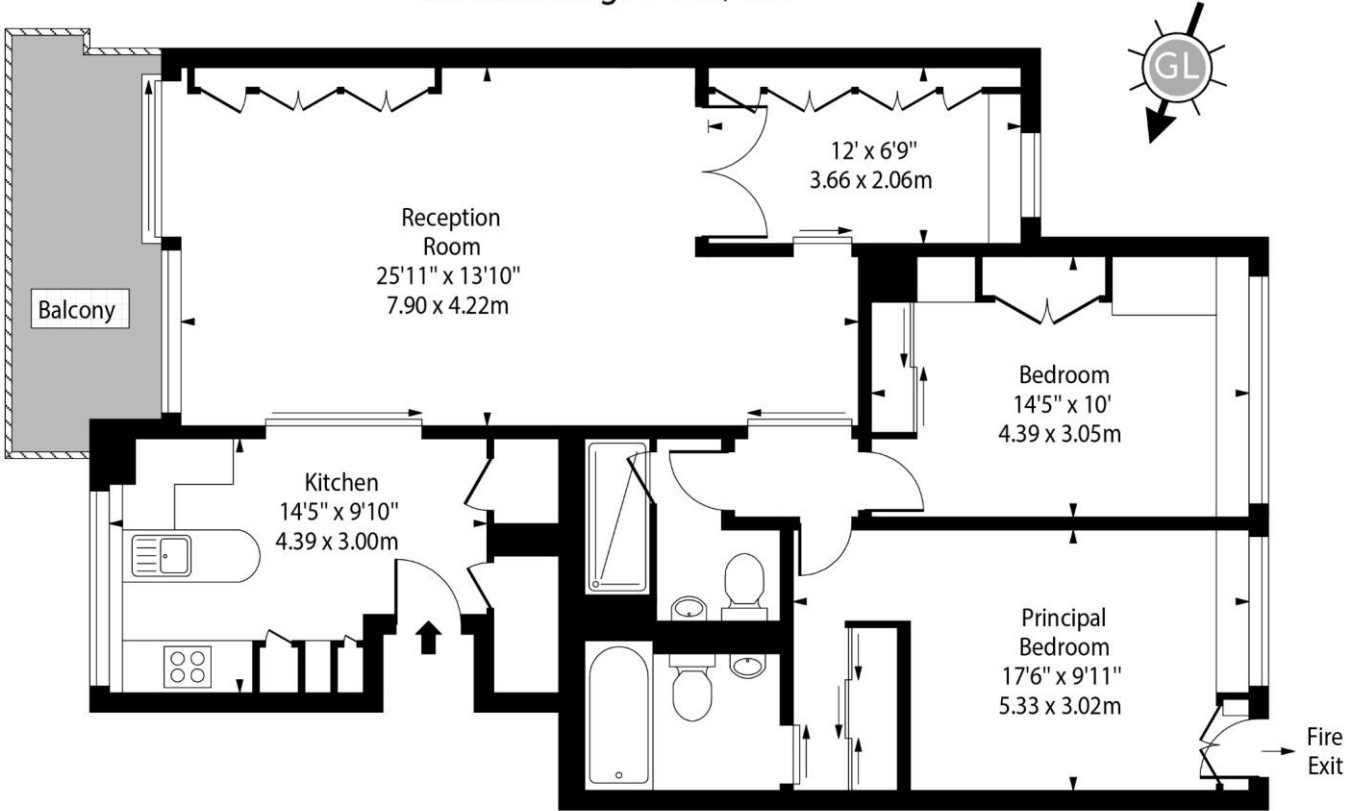
**Tenure:** Share of Freehold 966 years 8 months  
**Service Charge:** £6452 per year. Reserve fund an additional £687 per quarter.  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** G

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St. Olaves Court,  
St. Petersburg Place, W2



Third Floor

Approx Gross Internal Area 1027 Sq Ft - 95.41 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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