



# ST. PETERSBURGH PLACE

Notting Hill W2



## ST. PETERSBURGH PLACE NOTTING HILL W2

Nestled just moments from Hyde Park, this exceptional six bedroom family home on St. Petersburg Place offers an unparalleled living experience.



Local Authority: City of Westminster  
Council Tax band: H  
Tenure: Freehold

Guide Price: £8,500,000



## A GRAND DESIGN FOR MODERN LIVING IN A PRIME LOCATION

Spanning 4,300 sq. ft, this remarkable home enjoys a prime position set back from the road, with an 81 ft garden extending to a charming mews. Upon entering at the raised ground floor, captivating views of the westfacing garden create a wonderful sense of arrival into this meticulously renovated house. Off a small lobby sits a welcoming front reception room, inviting guests to relax beside a large period fireplace. To the rear, an expansive kitchen and dining area showcases a bespoke contemporary design, seamlessly blending with the period charm of immaculate parquet flooring and floor to ceiling windows. A gas fire off makes the space ideal for both winter and summer hosting.





## LIGHT, LUXURY & IMAGINATION ACROSS EVERY FLOOR

On the first floor, the generous principal suite boasts a beautiful west facing terrace, offering a serene spot for quiet relaxation as the sun sets. The suite offers walk in generous wardrobe and accompanying dressing room. The second floor features two further ensuite bedrooms, one with access to another terrace. The third floor is home to two delightful children's bedrooms, each complete with cleverly designed architectural mezzanine play areas. All bedrooms benefit from air conditioning.





## FLEXIBLE FAMILY SPACES & PRIVATE WELLNESS SUITE

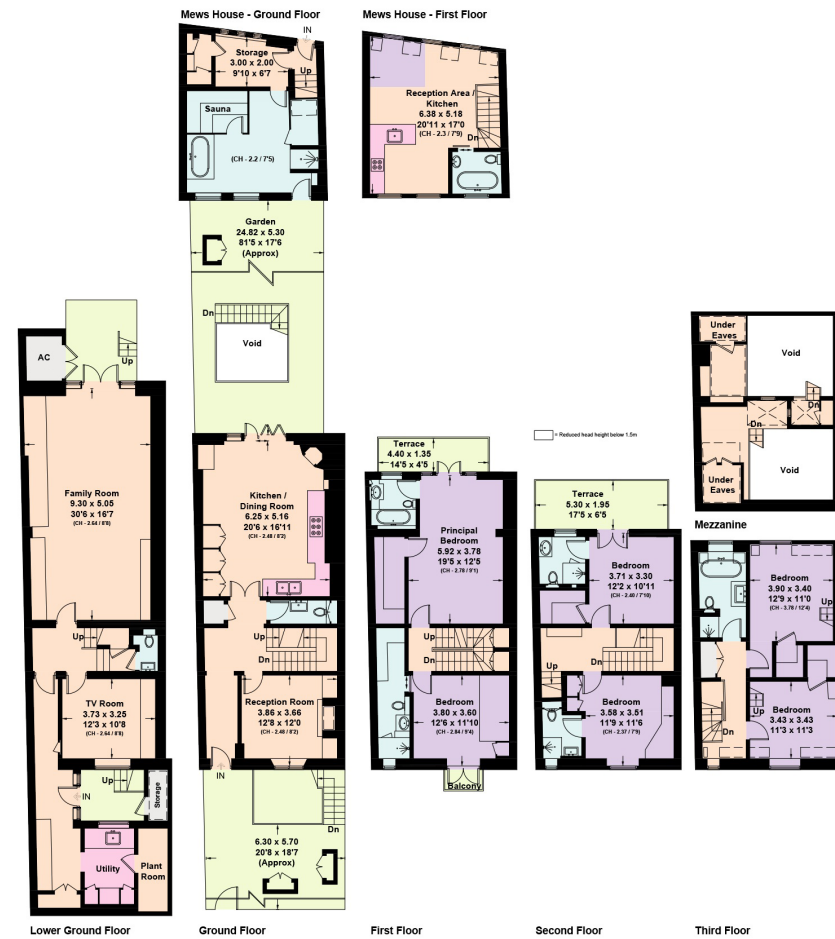
The lower ground floor provides an open and versatile playroom with custom desks and an entertainment suite, complemented by a large utility room at the front.

In addition to the main house, this property offers the rare advantage of a private wellness suite in the rear mews, complete with a guest suite/gym. A perfect balance of tranquillity and modern living, right in the heart of this vibrant neighbourhood.

St Petersburg Place is a beautiful, tree-lined street running west from Bayswater Road, close to the amenities of Pembridge Square, Westbourne Grove, and Holland Park. The property is surrounded by some of the area's finest schools, with Notting Hill Underground Station also nearby.



# St.Petersburgh Place, W2



Approximate Gross Internal Area (Including Mews House) = 402.0 sq m / 4,326 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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