



An exquisite 6341 sq. ft. detached white stucco house nestled in this charming enclave of Little Venice. Boasting timeless elegance and sophisticated charm, this residence is a true embodiment of luxurious living. With its pristine white exterior and classical architectural design, this house exudes a sense of grandeur and refinement. The property stands proudly among a row of prestigious residences located on the East side of Park Place Villas just a moment away from the Regent's Canal.

Step inside, and you'll be greeted by a graceful entrance hall with beautiful stone flooring and high ceilings. The spacious layout flows effortlessly, allowing for seamless entertaining and comfortable living. Every corner of the house reflects meticulous attention to detail and a commitment to quality craftsmanship.

The house offers wonderful entertaining and family accommodation and boasts a spacious kitchen family room which is a culinary enthusiast's dream, equipped with state-of-the-art appliances, custom cabinetry, and ample counter space.

Located on the lower floor is a spa / media area incorporating a 14-meter pool with separate Jacuzzi spa, steam room, shower room and WC. Three large skylights and a lightwell provide lots of natural light to the pool / spa area.

The house has Lutron lighting in the principal areas and an in-built sound system in all the rooms.

Outside, the property offers a serene oasis amidst the bustling city. The landscaped gardens are meticulously maintained, creating an idyllic setting for outdoor relaxation or entertaining. A private patio / outdoor kitchen area with a wood-fired pizza oven invites you to unwind and enjoy al fresco dining while appreciating the peaceful surroundings. In the front of the property there is secure off-street parking for up to three cars.

**Main Accommodation**

Entrance Hall, Drawing Room, double Reception Room/Library, Orangery / Study, Principal Bedroom Suite with En-Suite Bathroom, four further Bedrooms and Bathroom, separate Shower Room, WC.

**Lower Floor Accommodation**

Kitchen / Dining Room, Pantry, Utility Room, Study / Bedroom, two further Bedrooms, two Bathrooms (one en-suite) and Storage Vaults.

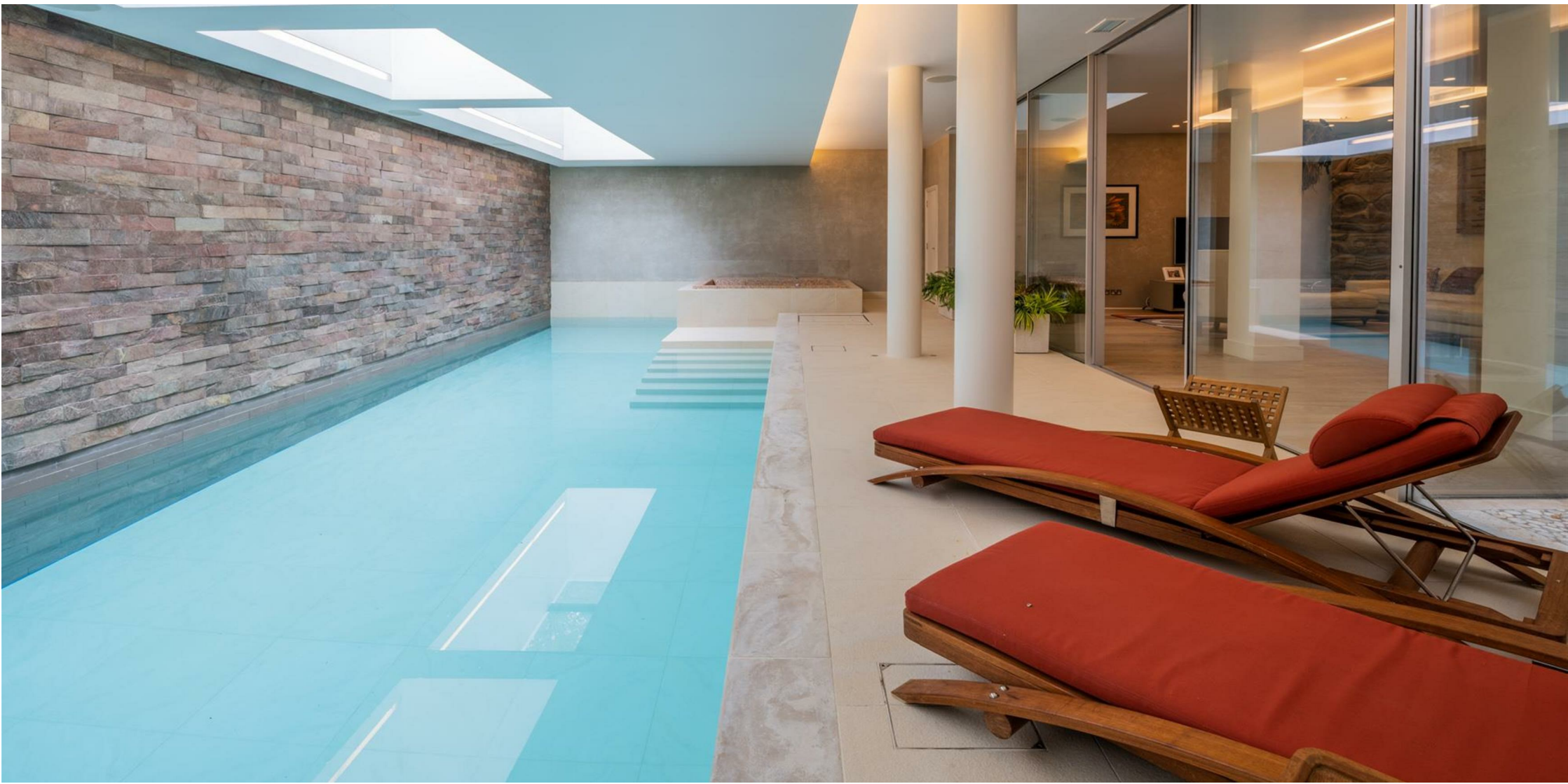
**Spa Floor**

Swimming Pool, Spa / Jacuzzi, Media Area, Shower Room, Stream Room, WC.



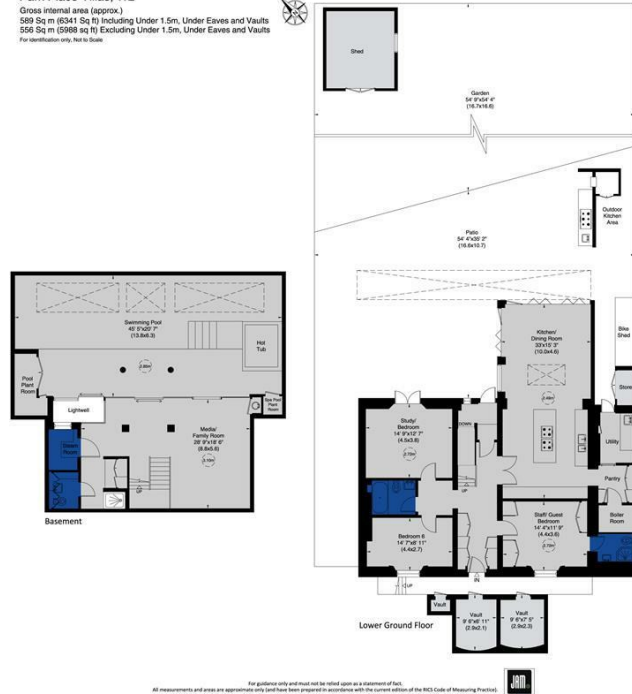






**Park Place Villas, W2**

Gross internal area (approx.)  
 589 Sq m (6341 Sq ft) including Under 1.5m, Under Eaves and Vaults  
 556 Sq m (5988 sq ft) Excluding Under 1.5m, Under Eaves and Vaults  
 For information only. Not to Scale



For guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the BS5521 Code of Measuring Practice.



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