

St Petersburg Place

Notting Hill, W2



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A wonderful five bedroom, family house overlooking a private communal garden.

The property

Situated in a quiet address close to the park, this is a handsome, part stucco fronted house with the benefit of a unique, double width lower ground floor, set back behind a beautiful, private, communal garden.

Location

St Petersburg Place is an attractive residential, tree lined address located moments from Kensington Gardens whilst also being within striking distance of the restaurants and boutique shops at Westbourne Grove, and the amenities and transport links of Notting Hill Gate, Queensway and Bayswater.

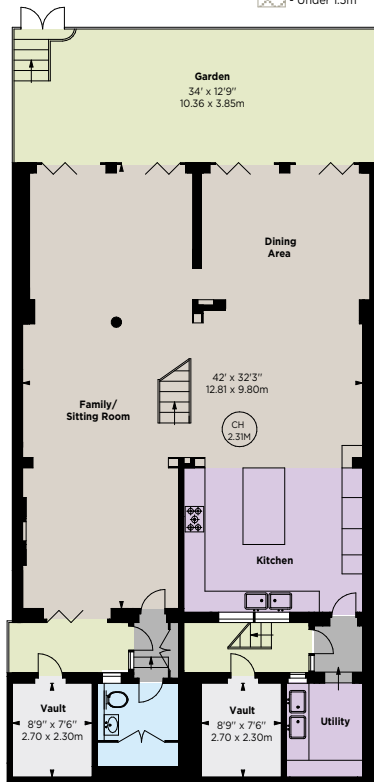
St Petersburg Place sits in the Bayswater Conservation area which borders the park and it benefits from Westminster resident's parking.



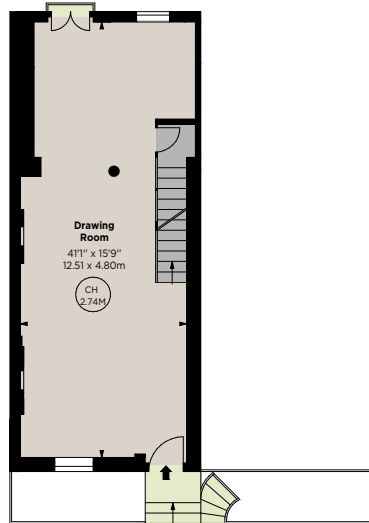




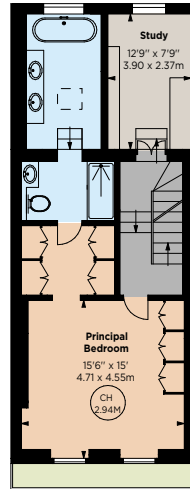
Key :
 CH - Ceiling Height
 ☒ - Under 1.5m



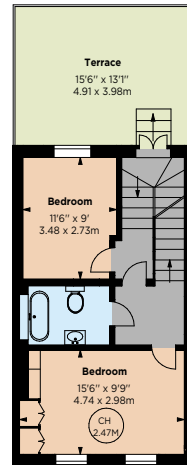
LOWER GROUND FLOOR



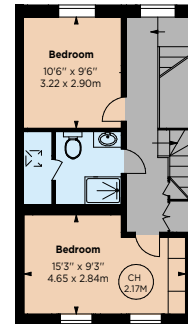
GROUND FLOOR



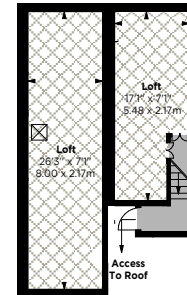
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



Floorplans

Approximate gross internal area
 3,712 Sq Ft (344.92 sq m)
 (Excluding loft & vaults)
 Vaults area - 137 Sq Ft (12.73 sq m)
 Loft area - 292 Sq Ft (27.2 sq m)

Total approximate gross internal area
 4,142 Sq Ft (384.85 sq m)
 For identification purposes only.

General

Tenure: Freehold
 Local authority: City of Westminster
 Council tax: Band H
 EPC rating: D
 Broadband: Available
 Guide price: £5,850,000

Notting Hill

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