



ST. PETERSBURGH PLACE W2

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This is a very special house. Converted across two houses to the front and adjoining a double mews to the rear, it would be impossible to recreate this architectural space under current planning regulations. The extensive accommodation has been laterally arranged with much consideration; the stylish interiors have been designed with much flair and it is discretely located close to the Royal Park of Kensington Gardens. There is also the huge benefit of self-contained staff or guest accommodation and double garage. An exceptional family home.







- Entrance Hall
- Reception Room
- Dining Room
- Cinema
- Family room/playroom
- Kitchen

- 7 Bedrooms
- 5 bathrooms (1 en suite)
- Shower room
- WC
- Terrace
- Balcony

- Courtyard garden
- Plant room
- Utility room
- Kitchen/ breakfast room
- Double garage

## Freehold

Guide £16,000,000

City of Westminster



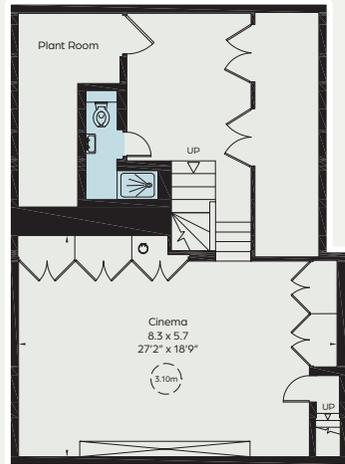


## LOCATION

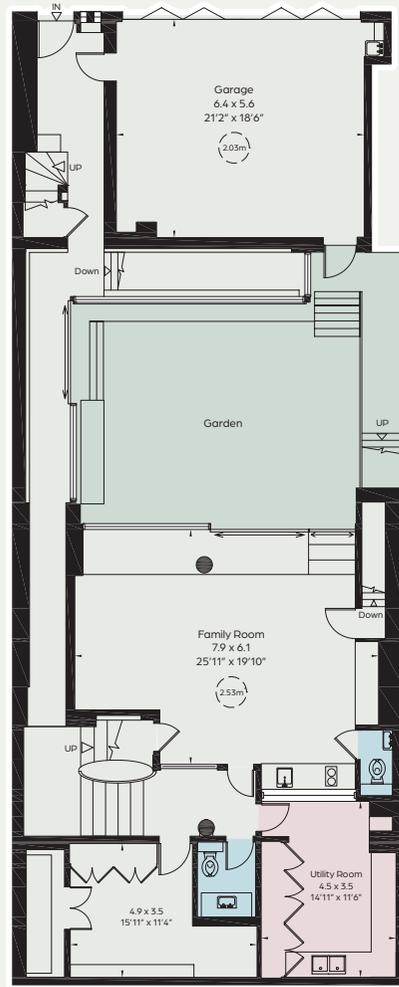
St. Petersburg Place is a quiet street situated within the City of Westminster and is close to the many excellent shops, restaurants and transport facilities of Notting Hill Gate, Kensington High Street and the surrounding area. The green open spaces of Kensington Gardens and Hyde Park are also close by. Local amenities include Michelin starred restaurants, excellent primary and preparatory schools, a number of highly regarded fashion and food retailers and regular and convenient transport links via the London Bus and Underground Networks (Central, District & Circle Lines) connecting you with the City, Knightsbridge and the West End. Furthermore, the motorway network giving access to both London Heathrow airport and out to the countryside is also straightforward.



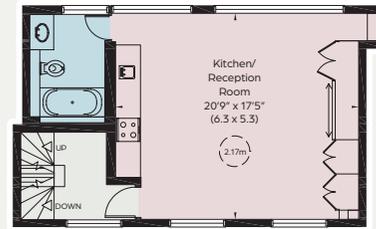
**BASEMENT**



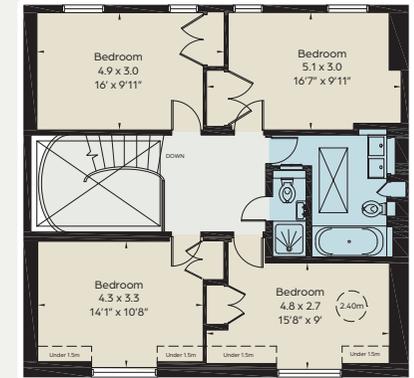
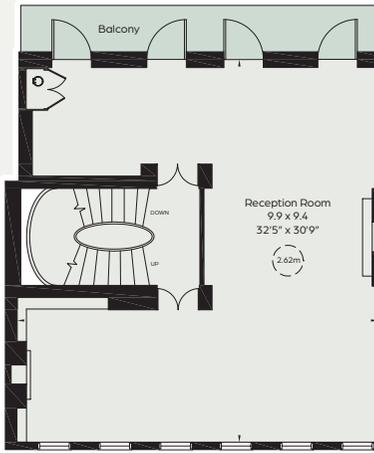
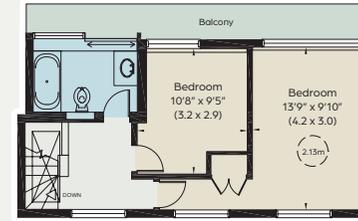
**GROUND FLOOR**



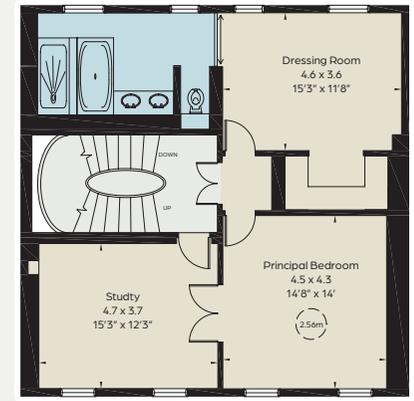
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**LOWER GROUND FLOOR**

**GROUND FLOOR**

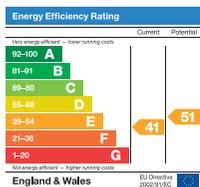
**FIRST FLOOR**

**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA**

7,706 sqft  
716 sq m  
including under 1.5m

7,679 sqft  
713 sq m  
excluding under 1.5m



Viewing: Strictly by appointment with Agents. Important notice: Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22/04/21 SAVILLS-210409-13GG

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