



RUSSELL SIMPSON

Beautifully decorated five-bedroom
family home with garage close to
Kensington Gardens

ST PETERSBURGH PLACE
BAYSWATER W2

St Petersburg Place

£4,750,000

BEDROOMS 5	INTERNAL 3,091 SQ FT 287 SQM	OUTDOOR 512 SQ FT	COUNCIL TAX Westminster City, H
BATHROOMS 3		EPC D	TENURE Freehold



The Property

Charming and spacious Bayswater house set back from the street with communal garden access

Entering the house on the ground floor, the front door opens directly onto a double reception room that occupies almost the entire level. As well as a seating area, this level contains an internal window overlooking a light-filled atrium. The home office also has an internal window, with a guest WC to complete this space.

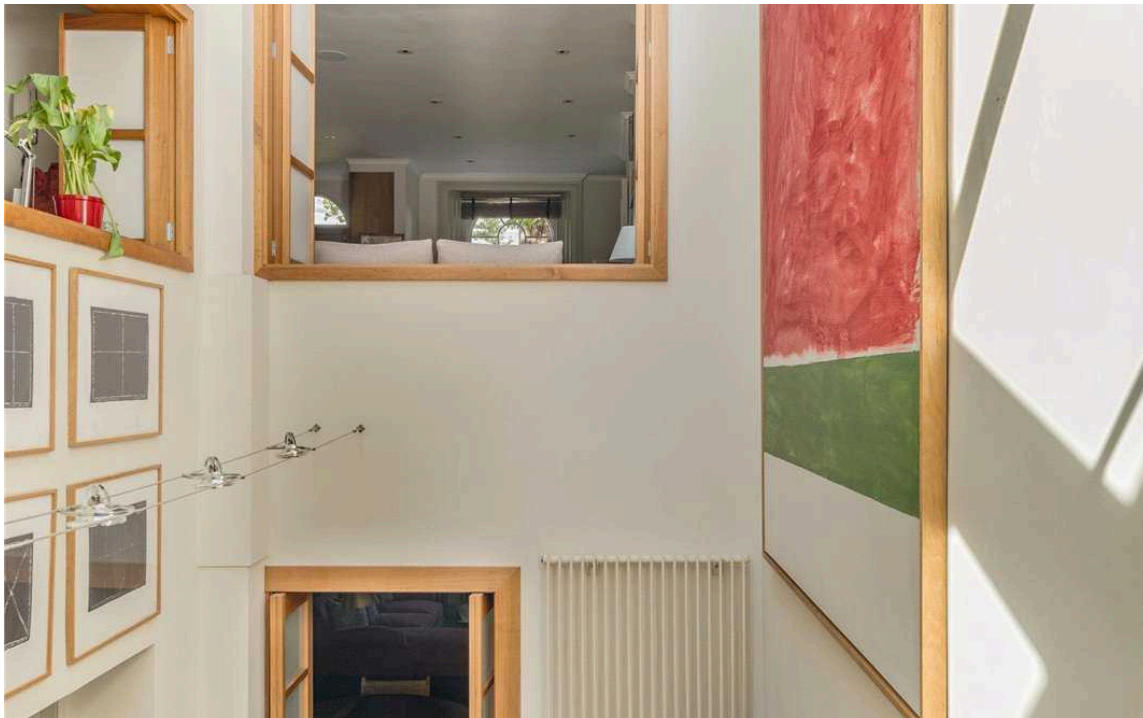
The lower ground floor consists of a formal dining room and a family television room. The fitted kitchen opens onto the atrium, with overhead glazing flooding this space with natural light. Another staircase leads to a convenient utility room with access to the garage beyond. Finally, at the front of the house, there is a WC and separate street access.

The first floor consists of a generous principal suite, with bedroom, bathroom, and a dressing room on the half-landing. Full-length windows open onto the front balcony, while a French door leads from the dressing room to the rear terrace.

The second and third floors both feature a pair of bedrooms sharing a bathroom. All the rooms have inbuilt storage space, while those at the back of the house have charming views over the mews.

The house has been thoughtfully designed to maximise the internal space and light. It is presented in good condition.

The property includes a rear terrace with wooden decking and enough space for outdoor dining. Furthermore, the house is set back from the main road by a private communal garden. This not only gives added privacy, but also provides attractive views from the front rooms.



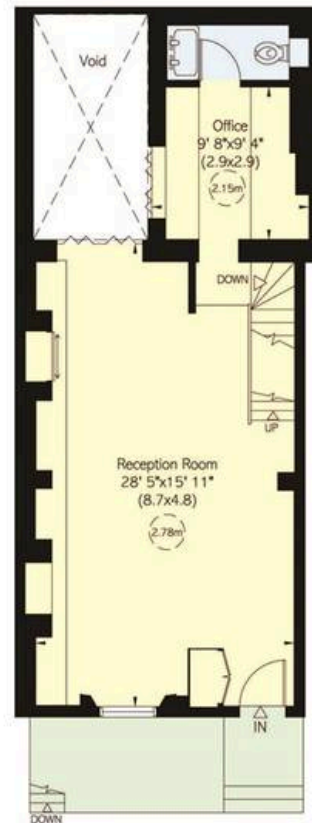
The Neighbourhood

St Petersburg Place was built in the Regency Period to commemorate the visit of Alexander I of Russia to London and the victory of the Allied armies in the Napoleonic Wars. It contains a mix of Regency villas, Victorian Houses and Art Deco apartment blocks.

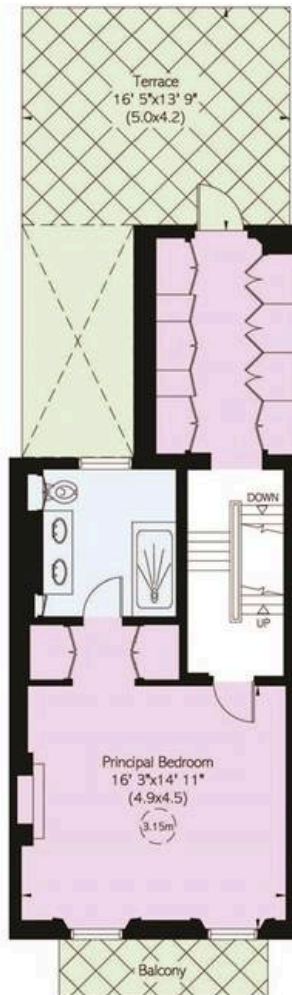
From here Queensway and Bayswater stations are both close. In addition, the many restaurants and shops of Notting Hill are within easy reach. Finally, the open spaces of Kensington Gardens and Hyde Park are a short walk away.



Lower Ground Floor



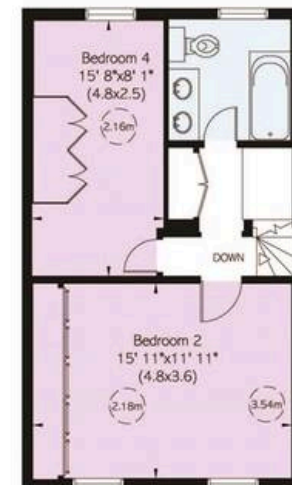
Ground Floor



First Floor



Second Floor



Third Floor

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Approximate Internal Area

3,093 sq ft / 287 sq m

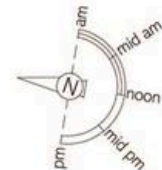
Including plant room and garage

180 sq ft / 17 sq m

Outside Area

512 sq ft / 48 sq m

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.



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