

DOMUS NOVA



St Petersburg Place, W2 – £10,000 p/w (LL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Expansive in scale yet minimalist in design, St Petersburg Place has been designed to adapt to modern family life. An entire floor is devoted to leisure, while a garage and self-contained studio or office add an element of flexibility rarely found within walking distance of Kensington Gardens. Set well back from the street behind an immaculate Victorian façade, the house reveals the contemporary vision of Michela Bertolini of MBDA.

Inside, the living spaces are fluid and light filled. Expanses of glazing and open-plan volumes allow natural light to travel throughout, creating long sightlines and a strong sense of connection between floors. At its centre, a sunken atrium draws daylight deep into the lower levels, illuminating a suite of leisure spaces including a games room, gym and cinema.

These lower floors also accommodate a guest bedroom, a study that could be used as an additional bedroom, a bathroom, cloakroom, laundry and steam room with a separate WC – a thoughtfully orchestrated extension of the home’s footprint beneath both house and terrace. The cinema is fully equipped with a 123-inch screen, surround sound and reclinable seating, while integrated systems – including Lutron lighting and zoned climate control – ensure the house performs seamlessly behind its pared-back aesthetic.





Clean architectural lines define the principal living spaces. A Bulthaup kitchen with integrated Miele appliances flows into a dining area set beneath a glass ceiling with a retractable roof, opening onto a private terrace and garden. Upstairs, a double reception room and study benefit from dual-aspect light.

The material palette is deliberately restrained: raw natural finishes and white walls are complemented by mid-century design pieces by Philippe Starck and Vitra, alongside sculptural lighting, including vintage Murano glass by Luigi Catellos.





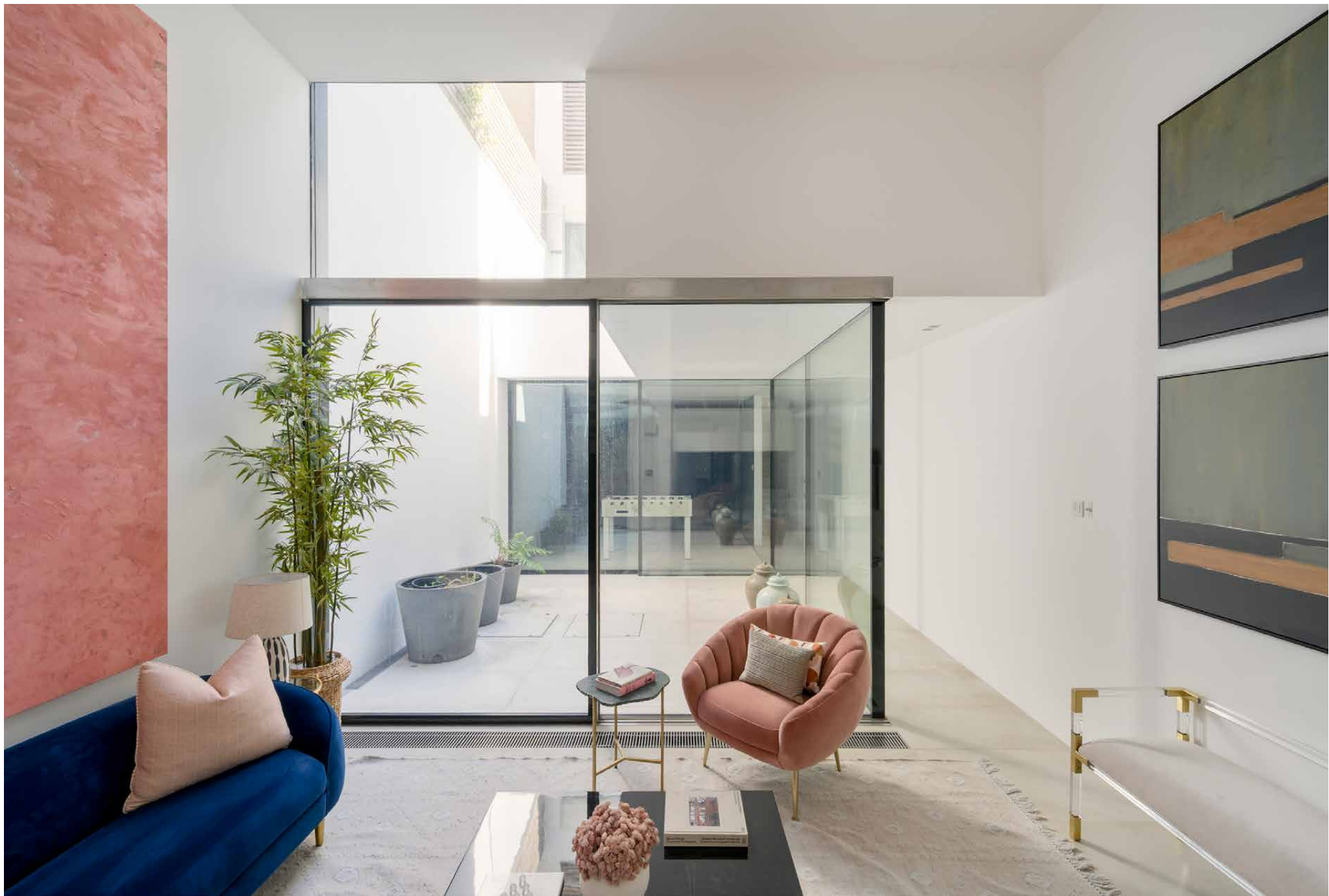


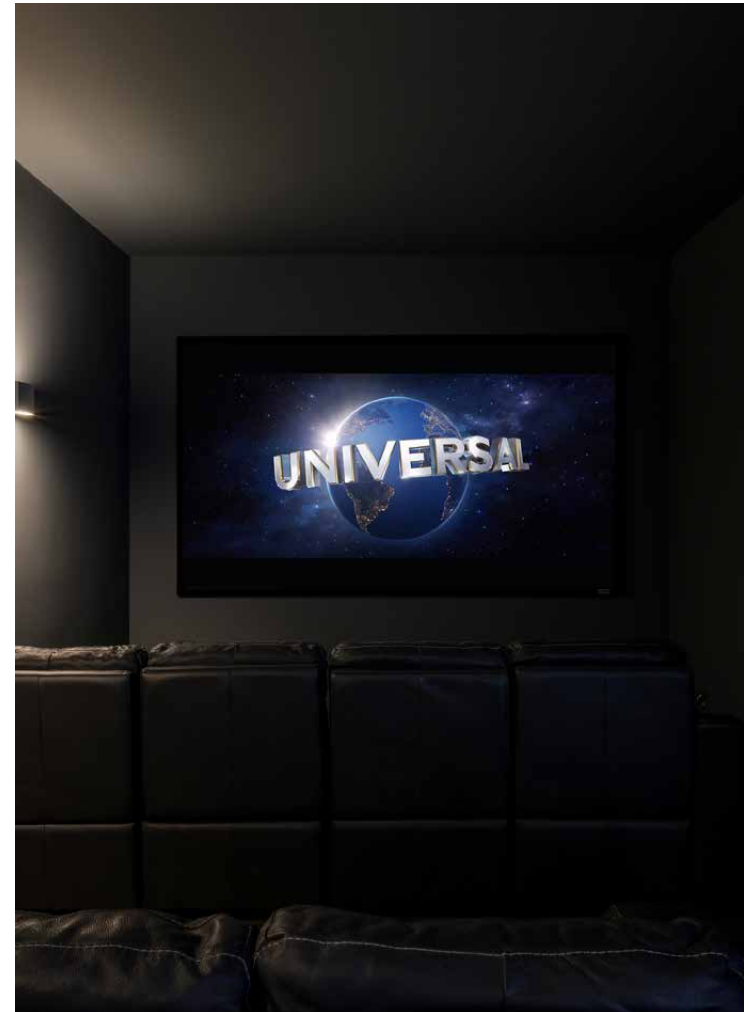






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The upper floors continue this sense of calm and cohesion. The principal suite features streamlined storage and a bright en suite with walk-in shower, double vanity and bath. Two further bedrooms and a family bathroom occupy the floor below.

Completing the impressive footprint, a self-contained mews house features a garage plus an additional bedroom or office.

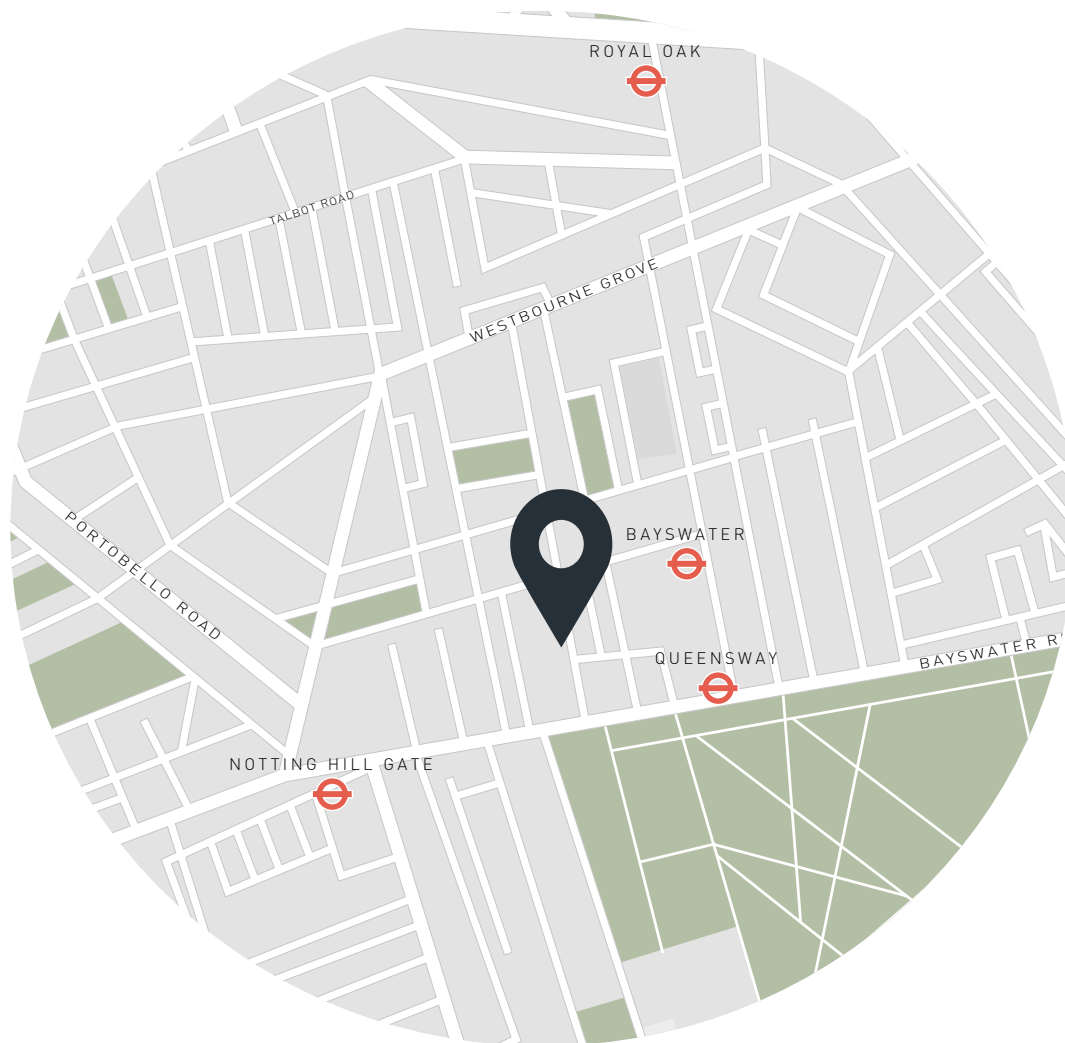












Location

Perfectly positioned between Notting Hill Gate and Bayswater, St Petersburg Place is a well-connected, quietly residential pocket, minutes from acres of green space. Local rituals come easily: morning coffee at Guillam, Pilates at Heartcore and workouts in Hyde Park. Stroll down to The Whiteley to catch a film at Everyman or unwind at the Six Senses Spa. Westbourne Grove's cafés, restaurants and boutiques are in walking distance, along with the markets of Portobello Road. Even closer to home, sip natural wines at Sol's before dinner at The Park.

Queensway – 5 mins (Central)

Bayswater – 5 mins (District & Circle)



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



DOMUS NOVA

Specialising in London
and Ibiza's design-led homes

Let's talk

020 7727 1717

lettings@domusnova.com

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