

DOMUS NOVA



St Petersburg Place W2
£15,500,000

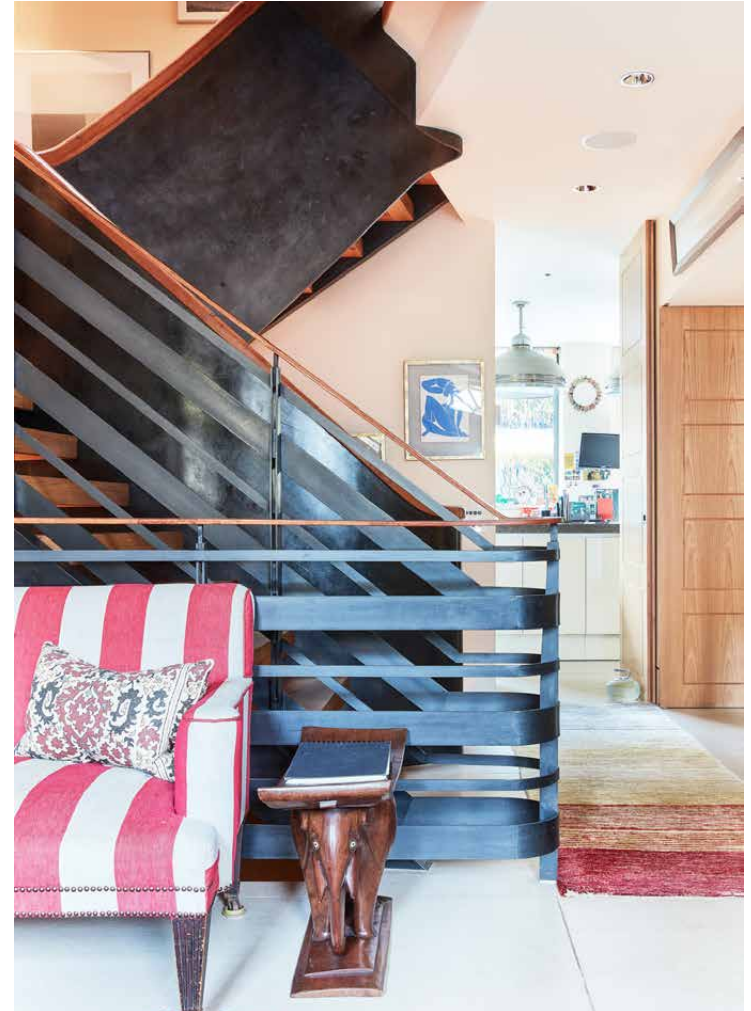


The thrum of Bayswater quiets as you walk down St Petersburg Place. There's a sense of history to the New West End Synagogue and St Matthew's church that stand tall amongst the rows of leafy trees. Set discreetly back from the street and past cast-iron gates, a striking red-brick façade is revealed – behind which lies a property of unique spatial configuration. A complete structural reorganisation by Benedetti Architects transformed two Edwardian houses, a courtyard garden and double mews building into a seven-bedroom home. A sophisticated canvas for family dwelling, expect a sense of surprise throughout its six spacious storeys.

There's a country-pile feel to the entrance hallway, with a fireplace framed by an oxblood leather surround. Large stone floor tiles flow into an L-shaped living space, considerably zoned between a streamlined kitchen and two dining areas. Dual-aspect fenestration invites soft light inside, whilst bi-folding doors can be drawn to create privacy between rooms. From the kitchen, full-height glazing slides open to the terrace which gazes onto the green wall of the mews' exterior.

An architectural staircase is a captivating presence at the centre of the main house, sculpted with open-rise treads and a sinuous steel balustrade. Occupying the entire first-floor, a formal reception room retains its traditional grandeur with a series of full-height sash windows. It's a refined space bathed in sunlight, with sweeping blonde wood floors delineated between sitting and study areas.







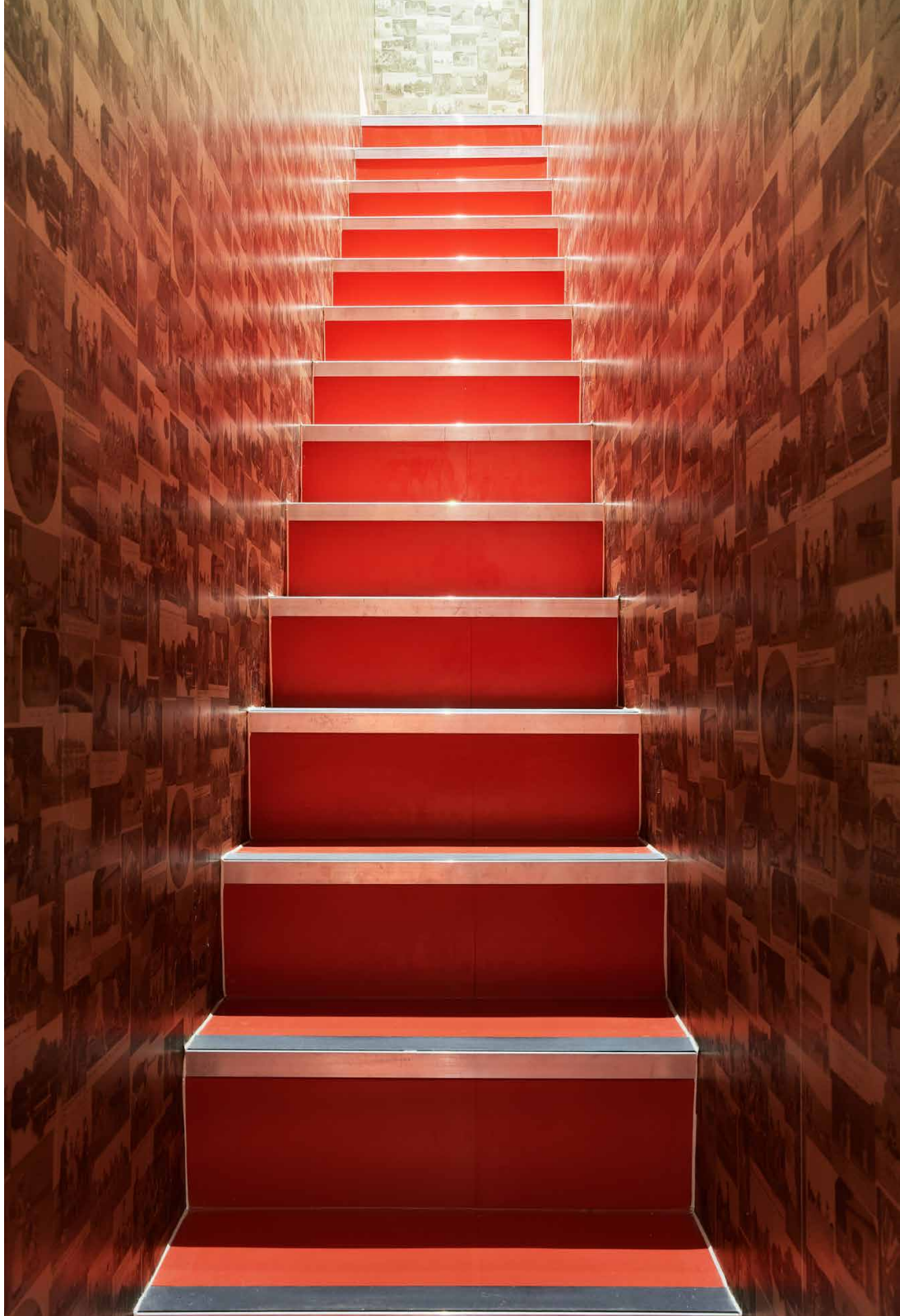








Set on the lower-ground level of the main house, a playroom makes a bold impression with red lacquered floors. There's a year-round al fresco feel with synergy between the inside and out, courtesy of floor-to-ceiling glass that opens to the courtyard garden. It's a meditative suntrap with neatly integrated stone seating. Back inside, a concealed door reveals a staircase leading to the basement reception room. With textural crimson wallpaper, cubic ceiling lights and an integrated projector, it's a cosy setting for entertaining.













Spread across the second floor, the principal bedroom suite is spacious and serene. From the sleeping area, doors open to a study and dressing room respectively. An en suite bathroom features a large curved bath and dual vanity, wrapped in oversized marble tiles. A skylight illuminates the top of the stairwell – inviting you upstairs to four additional bedrooms. Each with sash windows and pale carpets, they are pared-back spaces poised for interior creativity. A separate shower room and family bathroom wrapped in Moroccan-inspired tiles are also found on this floor.

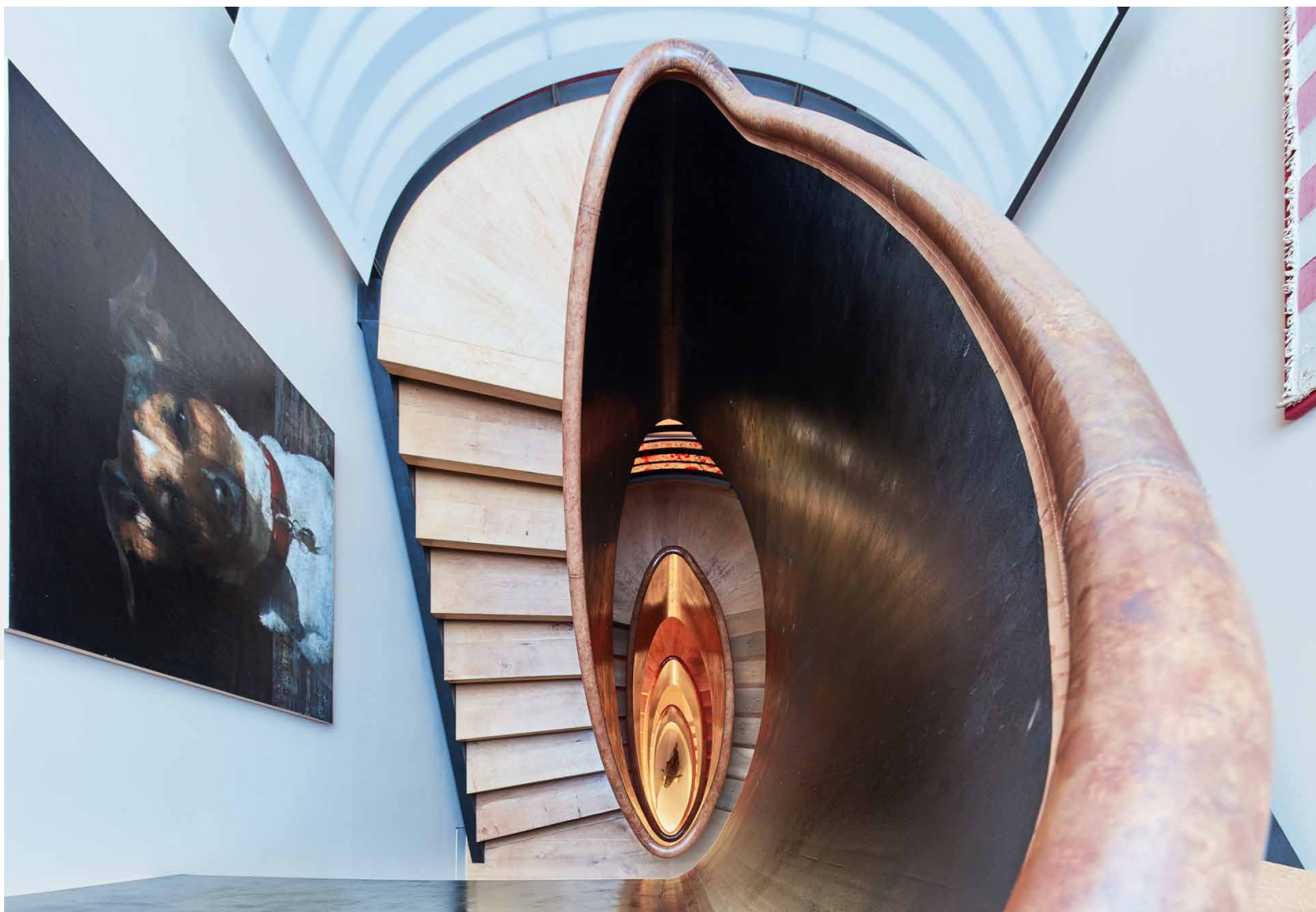
Marble steps ascend to the mews section of the home. The first-floor living space is thoroughly contemporary, complete with a self-contained kitchen and reams of morning sunlight. Upstairs, two bedrooms are neutral in tone and calming in feel, both enjoying access to a balcony. Complete with two family-sized bathrooms, it's a space tailor-made for staff or guests. A double garage is situated on the ground-floor, leading directly onto the peaceful enclave of St Petersburg Mews.





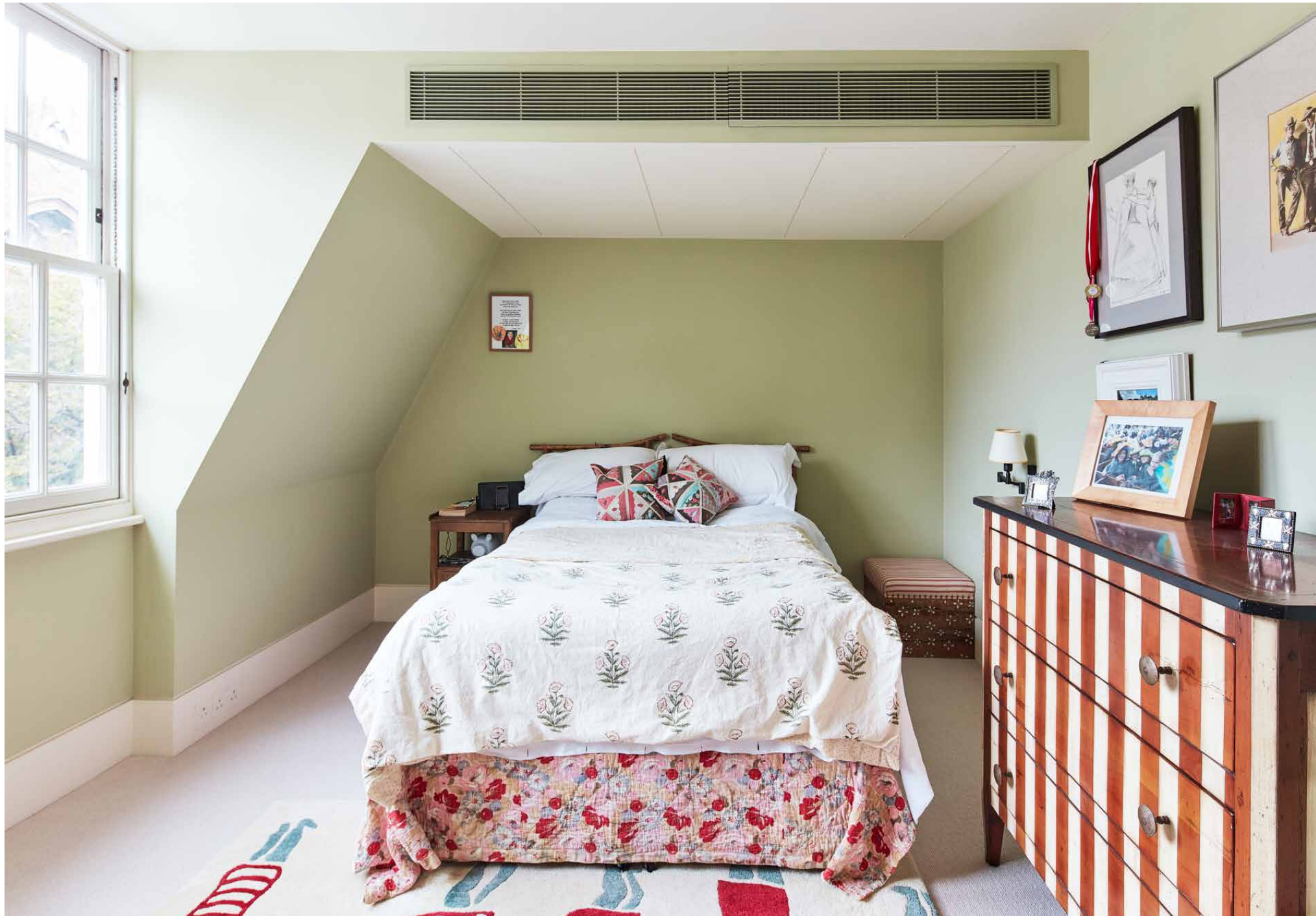




















Property Details

- Entrance hallway
- Open-plan kitchen and dining room
- First-floor reception room with balcony
- Family / playroom
- Cinema room
- Courtyard garden
- Principal bedroom suite with dressing room / study
- Six further bedrooms
- Three family bathrooms and one shower room
- Double garage
- City of Westminster

Approx 7,706 sq ft / 716 sq m

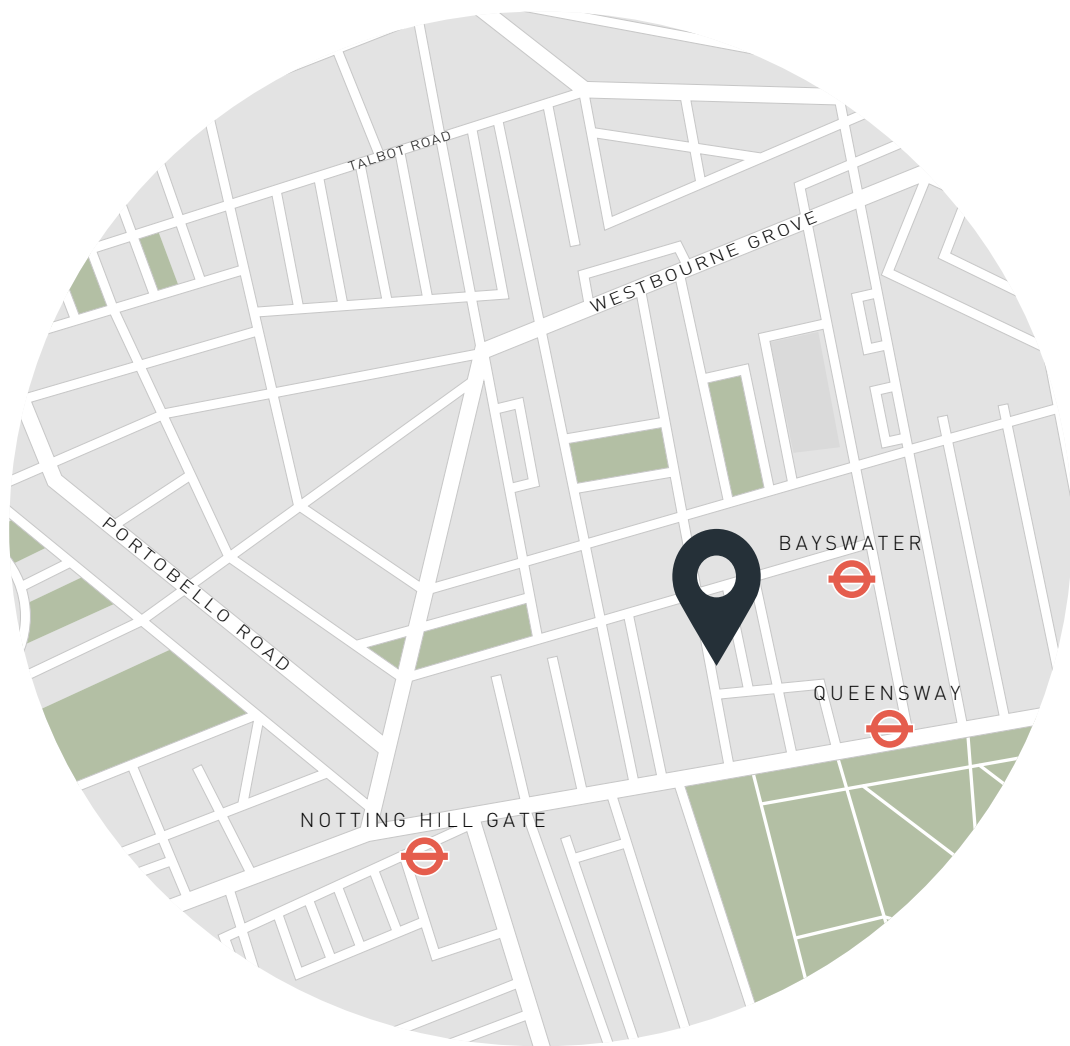
EPC - E

Freehold

Council Tax Band - H

Approx. Gross Internal Area = 7,706 sq ft / 716 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.



Location

Nestled between Notting Hill Gate and Bayswater, St Petersburg Place is a springboard to the best of west London. In a matter of moments reach the expansive lawns of Hyde Park, with the Serpentine Lido poised for early-morning swims. With an exciting development of Queensway's streetscape currently underway – including Parisian-style pavilions, calming greenery and a wealth of boutiques – Leinster Gardens is perfectly positioned to reap all the benefits of this burgeoning community. Hop between the brunch spots, boutiques and wellness centres that line Westbourne Grove – before arriving at Portobello Road for vintage shopping and global eateries. For an evening of entertainment, make your way to the Royal Albert Hall, followed by a drink at The Churchill Arms.

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