

THE MODERN HOUSE



*London W2
Sold*

Notting Hill

Set behind the tranquillity of a private courtyard garden on St Petersburg Mews in Bayswater, is this remarkable three-bedroom house, arranged over three floors with approximately 1,950 sq ft of internal space.

From the cobbled mews the property is entered through a high-walled garden with French windows to an expansive open-plan kitchen and dining room. Poured-concrete flooring extends throughout the ground level, and is met with the warmth of bare plaster walls, high-vaulted ceilings and exposed timber beams. At its centre is a fantastic kitchen island made of woodblocks, with built-in wood-panel storage around the perimeter of the room. Behind doors with panes of reeded-glass are a larder with sink, utilities, and a separate guest WC. Light pours in through clerestory windows at the rear and above the garage, through the garage windows themselves and glazed doors to the west-facing garden.

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A staircase of mixed-timber slats ascends on one side of the room to the first floor where there are two bedrooms, a bathroom with separate shower, and a living room with access to a balcony and stone steps to the front courtyard.

Alongside a complete refurbishment of the house, the current owners extended upwards to create a substantial master bedroom with en-suite bathroom, walk-in wardrobe and wonderful views along rows of neighbouring gardens.

St Petersburg Mews is brilliantly located within the Bayswater Conservation Area, one of London's most desirable areas, and a three-minute walk from Kensington Gardens. Within eight minutes' walk are the boutiques and restaurants of Westbourne Grove and Portobello Road market. Further bars, restaurants and pubs can be found equally close in nearby Notting Hill, as can The Electric Cinema and popular Notting Hill Arts Club. The Serpentine Gallery is a ten-minute walk through the park.

Transport links for the area are excellent with Bayswater (District and Circle Line) and Queensway (Central Line) Underground stations both within three minutes' walk.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.