

McGregor Road, W11

3 | 1 | 2

£1,550,000 *Share of Freehold*

A Charming Three-Bedroom Garden Maisonette with Immense Potential on a Peaceful W11 Play Street

KEY FEATURES

- Ground & Lower Maisonette
- 1,285 sq ft
- Private 22 ft Rear Garden
- High ceilings (3.19m)
- Period Features
- Family-friendly 'Play Street'





Notting Hill Sales

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Arranged over the raised ground and lower ground floors of a classic Victorian terrace, this spacious three-bedroom maisonette spans approximately 1,285 sq ft (119.42 sq m) and presents a rare opportunity for buyers looking to put their own stamp on a prime West London home. The ground floor features impressive high ceilings (3.19m) with original cornicing, boasting a bright reception room with a bay window that opens into a dedicated dining space. To the rear, a light-filled conservatory area leads out via steps to a private 22 ft rear garden. The lower ground floor comprises three well-proportioned bedrooms—including a generous principal bedroom with bay window access to a private front patio—alongside a family bathroom, utility area, and an additional shower room. Offering an abundance of natural light and internal space, this property holds massive potential.



Situated in the Royal Borough of Kensington and Chelsea (RBKC), McGregor Road is a highly sought-after, tranquil 'Play Street' offering a safe, community-focused environment with minimal through-traffic. The property is ideally positioned just moments from the vibrant independent cafes, boutiques, and renowned restaurants of All Saints Road and Westbourne Park Road. Residents will enjoy immediate proximity to the world-famous Portobello Road and Notting Hill's cultural landmarks, as well as excellent transport links via Westbourne Park and Ladbroke Grove underground stations (Circle, Hammersmith & City lines).



MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 955 years and 2 months

Service Charge: Approx £1,100

Council Tax Band: F (RBKC)

EPC rating: D

Is the property listed: Property is not listed

UTILITIES

Electricity – Mains

Water – Mains

Sewerage – Mains

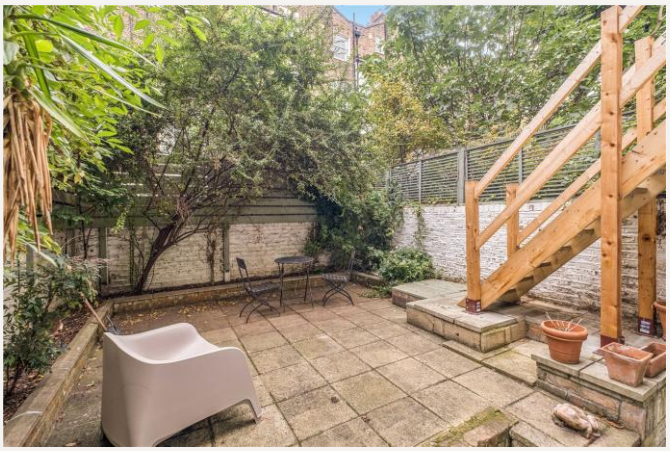
Heating – Gas

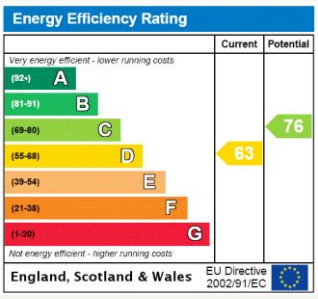
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MAISONETTE, W11

APPROXIMATE GROSS INTERNAL AREA

1285 Ft ² - 119.42 M ²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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