



McGregor Road, W11

£1,650,000 *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

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...



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).

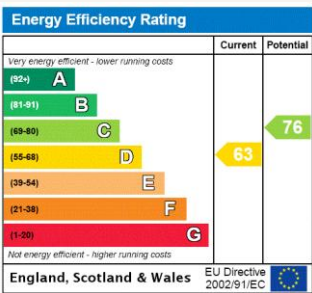


MATERIAL INFORMATION

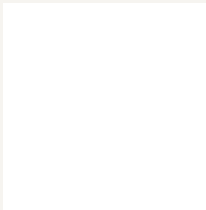
Tenure: Share of Freehold
Term: 955 years and 2 months
Service Charge: Approx £1,100
Council Tax Band: F (RBKC)
EPC rating: D
Is the property listed: Property is not listed

UTILITIES

Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Gas
Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/NHS240081>

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 Ft² - 119.42 M²

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.

Key :
CH - Ceiling Height



Winkworth

Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.