



MCGREGOR ROAD

NOTTING HILL W11

An outstanding Notting Hill town house recently created by its owner and architects Hackett Holland with the elegant touch of world renowned and local interior designer Suzy Hoodless. This exceptional home offers wonderful proportions throughout with the additional basement floor providing flexibility uncommon within these properties. The south facing garden is the perfect place to admire the architectural detail lavished on the property and perfect for entertaining. The raised ground floor double reception offers high ceilings, large windows, hard wood floors and feature fireplaces, while the large kitchen/diner below is bright and exceptionally well appointed.

The basement level provides a media room with super-sized TV and additional guest accommodation. The accommodation on the upper floors is generous and the master suite is particularly indulgent comprising a steam shower, vaulted ceilings and free standing bathtub.

McGregor Road is well placed for the fashionable bars, boutiques and restaurants of Westbourne Grove, Portobello Road and Golborne Road. The area has good transport facilities close by with Westbourne Park underground station on the Circle and Hammersmith & City lines and the A40 is easily accessed for routes in and out of London.





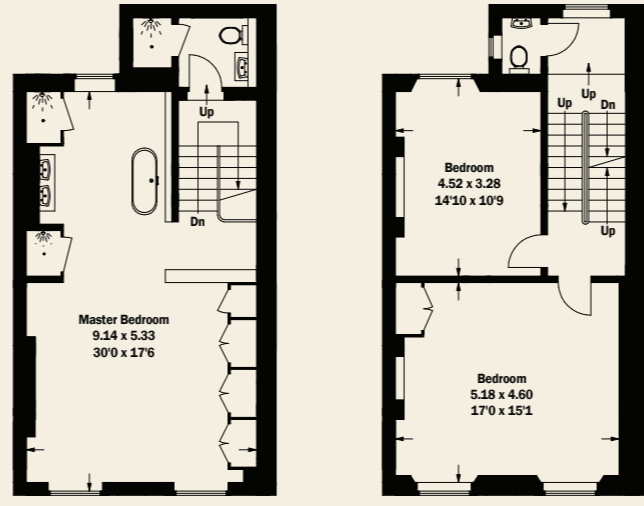
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TENURE: FREEHOLD
GROSS INTERNAL AREA: 284 SQ M/3,057 SQ FT APPROX (EXCLUDING VOID/LIGHTWELL)
LOCAL AUTHORITY: ROYAL BOROUGH OF KENSINGTON & CHELSEA
ENERGY RATING: C

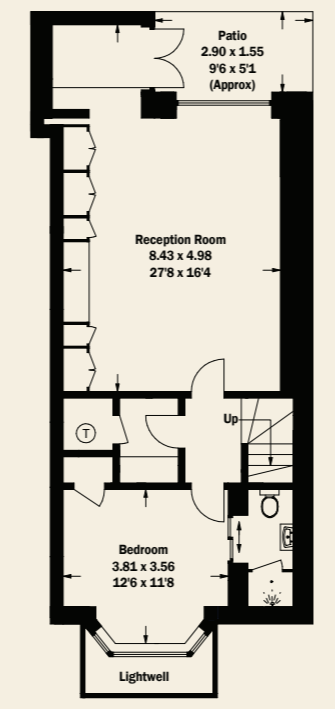
4 BEDROOMS, EN SUITE BATHROOM, 2 SHOWER ROOMS (1 EN SUITE), 2 CLOAKROOMS, 3 RECEPTION ROOMS, KITCHEN/DINING AREA, 2 PATIOS, FRONT AND REAR GARDEN.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.

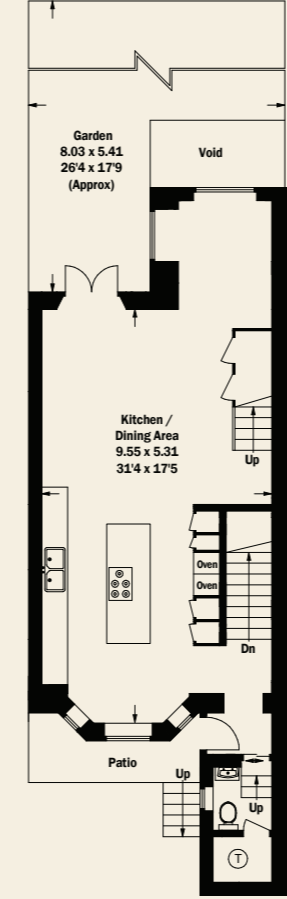


SECOND FLOOR

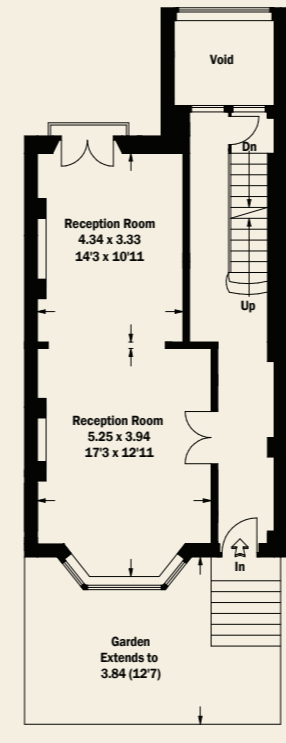
FIRST FLOOR



BASEMENT



LOWER GROUND FLOOR



RAISED GROUND FLOOR

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