

McGREGOR ROAD





McGregor Road, W11

A substantial period family house (circa 3,060 square feet) offered in excellent condition on a fabulous street in Notting Hill. The house provides principal accommodation over the four upper floors along with a separate one bedroom self-contained flat in the lower ground floor which provides the opportunity to create rental income, or scope for multi-generational living. The raised ground floor comprises of a fabulous dining room and kitchen space, with a separate utility room and conservatory. On the first floor there is an elegant drawing room with double doors leading to a study (which could be used as an additional bedroom if required). There are three bedrooms, a bathroom and a laundry room on the second floor whilst the top floor is entirely dedicated to an indulgent principal bedroom suite with extensive storage, an en-suite shower room and access to a roof terrace with breathtaking roof-top views. Outside there is a landscaped rear garden which can be accessed from the raised ground and lower ground floors. McGregor Road is a designated play street located between St Luke's Road and All Saints Road in the vibrant heart of Notting Hill.









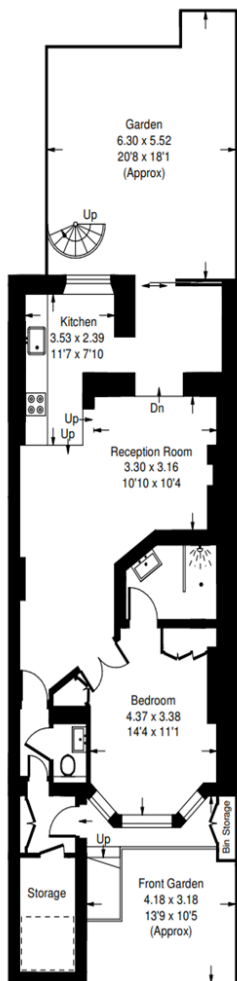




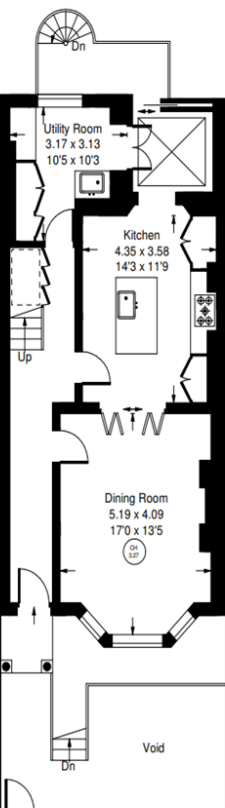




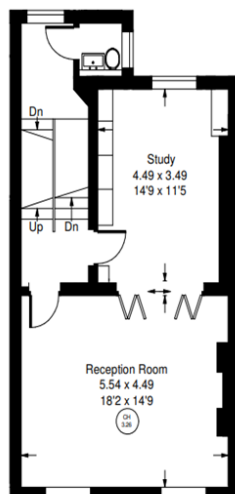




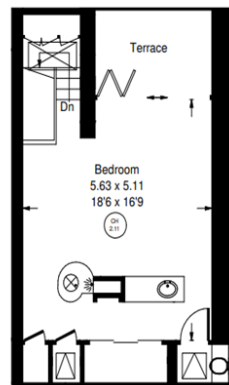
Lower Ground floor



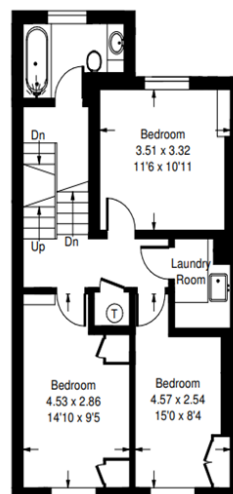
Raised Ground floor



First Floor



Third Floor



Second Floor



McGregor Road, W11 - Freehold

Local Authority - **Royal Borough of Kensington & Chelsea**

- Substantial period house
- Circa 3,060 square feet
- Landscaped garden
- Elegant reception spaces
- Separate self-contained lower ground floor flat
- Designated play street
- EPC Rating: D



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

