RUSSELL
SIMPSON

Charming two-bedroom Victorian terrace house in the heart of the Queen's Park conservation area

LOTHROP STREET
QUEEN'S PARK W10



Lothrop Street
Queen's Park W10

£899,500

BEDROOMS 2	INTERNAL 1,000 SQ FT 93 SQ M	OUTDOOR 318 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band D
BATHROOMS 2		TENURE Freehold	



The Property

Surprisingly spacious cottage-like property with a stylish principal bedroom suite on a sought-after street

Entering the house on the ground floor, the front hall opens directly onto a generous reception room with a seating area, study and wood burner. This flows through to an open-plan kitchen and dining area, flooded with brightness from an overhead skylight and French doors leading into the garden.

The first floor features a generous double bedroom to the front and a bathroom. Meanwhile, to the rear of the split-level principal bedroom suite, with a dressing room and W/C on the first floor, and the bedroom and freestanding bath on the second.






NUMERO ZERO
THE LEAN STARTUP
FLYNN
JD Nicholas
THEROUX
BRYSON
GOOD TO GREAT







The Design



Featured in a number of interior publications, the house has been exactingly designed by our clients, and is presented in excellent condition. Wooden floors, exposed brickwork, and carefully placed internal glazing add to the sense of character and charm.



Outdoor Spaces & The Neighbourhood

The house includes an attractive rear garden with wooden decking and planted borders that is perfect for outdoor entertaining. It is also set back from the pavement with a small front garden giving added privacy.

Lothrop Street is a desirable address lined with trees and terraces of cottage-like Victorian houses. Part of the Queen's Park conservation area, it is close to Queen's Park station. The restaurants and shops lining Salusbury Road and Chamberlayne Road are both within walking distance. Finally, the Grand Union Canal, with its popular towpath for walking and running, is just a short distance away.



APPROXIMATE INTERNAL AREA

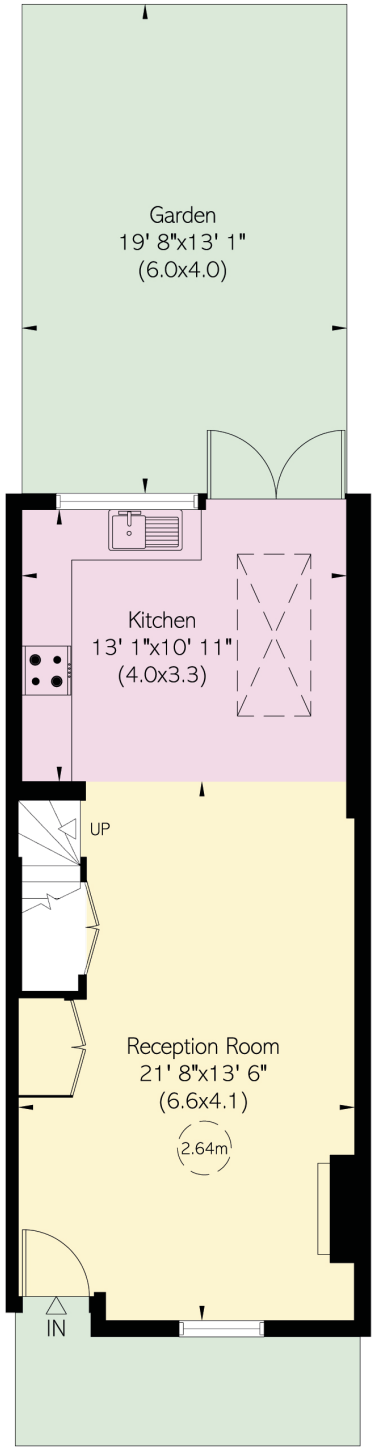
1,000 SQ FT / 93 SQ M

INCLUDING LIMITED USE AREA

165 SQ FT / 15 SQ M

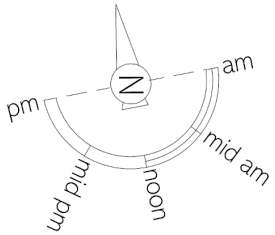
OUTSIDE AREA

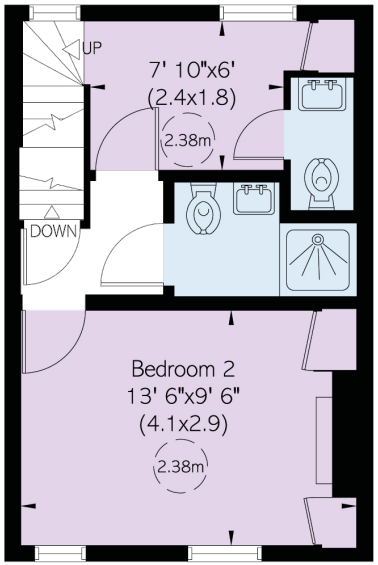
318 SQ FT / 30 SQ M



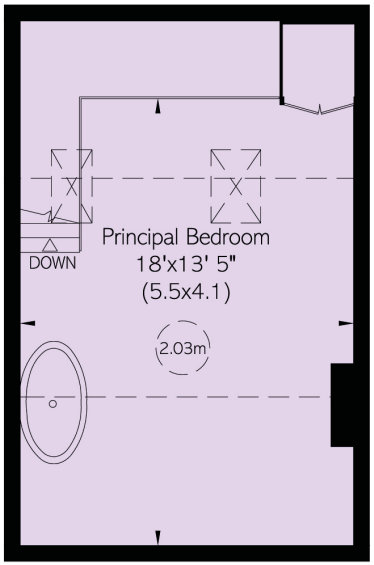
Ground Floor

Reduced head height below 1.5m





First Floor



Second Floor



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