



**LOTHROP STREET, W10**  
**£2,750 PER MONTH UNFURNISHED**

**BEAUTIFUL END OF TERRANCE COTTAGE  
LOCATED IN THE EVER POPULAR QUEENS  
PARK AVENUES**

**Kensal Rise & Queens Park | 0208 960 4947 |  
kensalrise@winkworth.co.uk**

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**DESCRIPTION:**

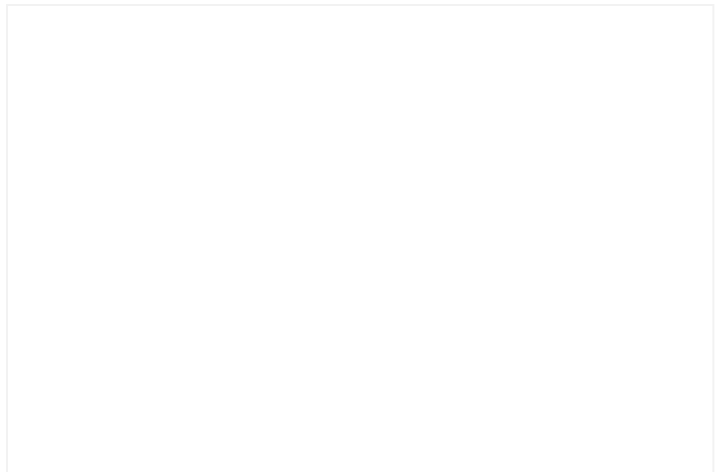
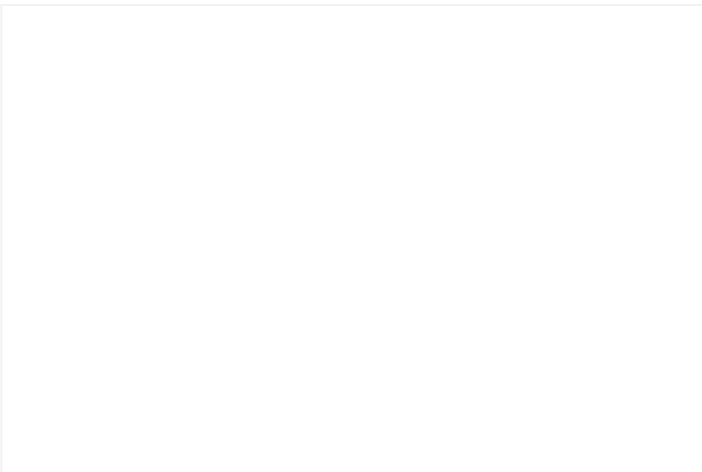
Winkworth are delighted to offer this beautiful Victoria cottage to the letting market.

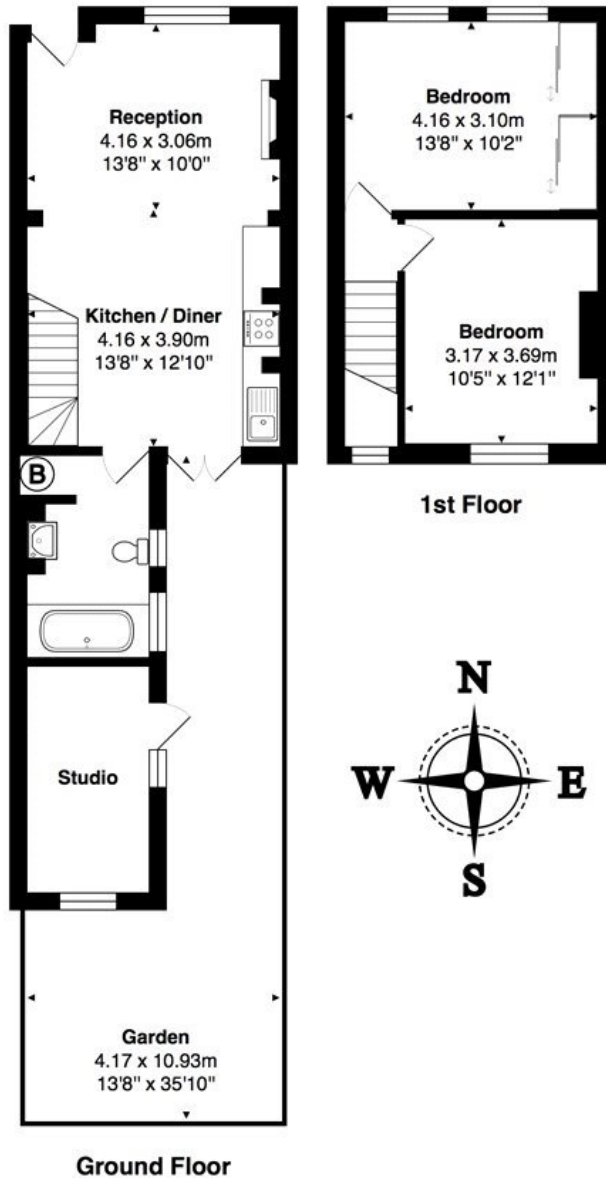
Offered with a bright double reception room which has been knocked through to make an open-plan kitchen reception. There are two large bedrooms (one with ceiling high fitted wardrobes) and a contemporary tiled bathroom.

There is an additional office / utility room to the rear of the cottage as well as access from the kitchen leading to the south-facing garden.

Offered Unfurnished and 09/05/24.

2024 Council Tax Band D - £914pa





Total Area: 72.4 m<sup>2</sup> ... 780 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** £3,173.08

**Council Tax Band:** D

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	80
(55-68) <b>D</b>	
(39-54) <b>E</b>	48
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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