



**JAMES
ANDERSON**



FOR SALE

£1,000,000

Thorne Street, London, SW13

Asking Price

A charming mid-terraced home, neatly positioned within the highly desirable Little Chelsea area of Barnes. This lovely, light property has spacious accommodation over two floors, which is arranged to provide two large double bedrooms, one of which has fitted wardrobes, with a spacious modern family bathroom, and a partially converted loft area which is currently used as a studio, accessed via a ladder. The ground floor has a light and spacious double reception area, with attractive wooden flooring, and doors out to the garden. There is a hallway that leads to an extended, modern kitchen/dining room, that also has access into the side return of the property. The rear garden is mostly paved and enclosed with raised borders. Subject to the usual consents, the property could be extended into the side return, and the loft, as some of the neighbours have already done. The property is conveniently placed for Barnes Primary School and the amenities of White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away.

-  Two Large Double Bedrooms
-  Modern Family Bathroom
-  Spacious Double Reception Room
-  Extended Modern Kitchen/Dining Room
-  EPC Rating (tbc) / Council Tax F / Freehold
-  Barnes Bridge Station
-  Outstanding Local Schools
-  Rear Courtyard Garden
-  Highly Desirable Road
-  Charming Period Home



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Thorne Street

Approximate Gross Internal Area = 897 sq ft / 83.4 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 212 sq ft / 19.7 sq m

Total = 1109 sq ft / 103.1 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

