![James Anderson logo] JAMES ANDERSON

Thorne Passage
Barnes SW13
£900,000

Thorne Passage
Barnes SW13

A beautifully refurbished cottage set in a picturesque setting within the Little Chelsea area of Barnes, just moments from Barnes village and Barnes Primary School. This attractive period home has accommodation over three floors which is arranged to provide a fabulous open-plan living/dining space with attractive wooden flooring, which then leads to a contemporary kitchen area, with integrated appliances and folding doors out to the rear courtyard. There are two bedrooms and a stylish shower room on the first floor, with a lovely west facing roof terrace that leads from the rear bedroom, which is another lovely feature of the property. The loft has been cleverly converted to create further living/snug space, with another stylish bathroom and access to ample eaves storage. Thorne Passage is conveniently placed for the shops and amenities of Barnes Village and White Hart Lane. For the commuter Barnes Bridge station is also a short walk away. The schools in the area include The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place, St Osmunds' (RC) and Barnes Primary School.
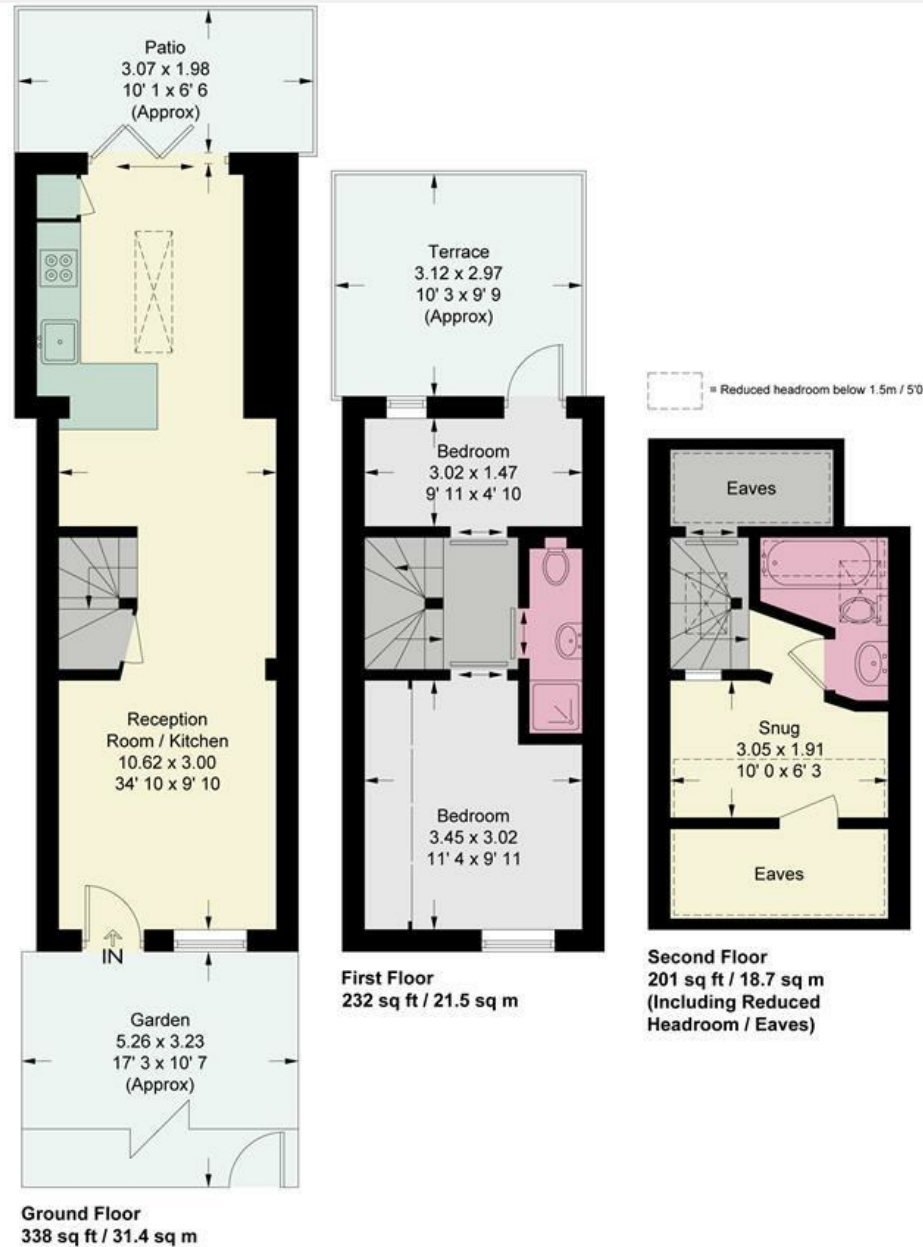
Thorne Passage

Approximate Gross Internal Area = 672 sq ft / 62.4 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 99 sq ft / 9.2 sq m
Total = 771 sq ft / 71.6 sq m

JAMES ANDERSON

N

Patio
3.07 x 1.98
10' 1 x 6' 6
(Approx)

Terrace
3.12 x 2.97
10' 3 x 9' 9
(Approx)

= Reduced headroom below 1.5m / 5'0

Bedroom
3.02 x 1.47
9' 11 x 4' 10

Eaves

Reception Room / Kitchen
10.62 x 3.00
34' 10 x 9' 10

Snug
3.05 x 1.91
10' 0 x 6' 3

Bedroom
3.45 x 3.02
11' 4 x 9' 11

Eaves

Second Floor
201 sq ft / 18.7 sq m
(Including Reduced
Headroom / Eaves)

First Floor
232 sq ft / 21.5 sq m

IN

Garden
5.26 x 3.23
17' 3 x 10' 7
(Approx)

Ground Floor
338 sq ft / 31.4 sq m

JAMES ANDERSON

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.