



JAMES
ANDERSON



FOR SALE

Thorne Passage, Barnes, SW13

£900,000

Guide Price

A beautifully refurbished cottage set in a picturesque setting within the Little Chelsea area of Barnes, just moments from Barnes village. This stunning period home has been finished to an exacting standard, with accommodation over three floors which is arranged to provide a fabulous open-plan living/dining space with attractive wooden flooring and a log burner, which then leads to a contemporary kitchen area, with stone worktops, integrated appliances and folding doors out the rear courtyard. There are two double 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. The property is further enhanced by an attractive, private front garden. Thorne Passage is conveniently placed for the 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 St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmonds' (RC) and Barnes Primary School.

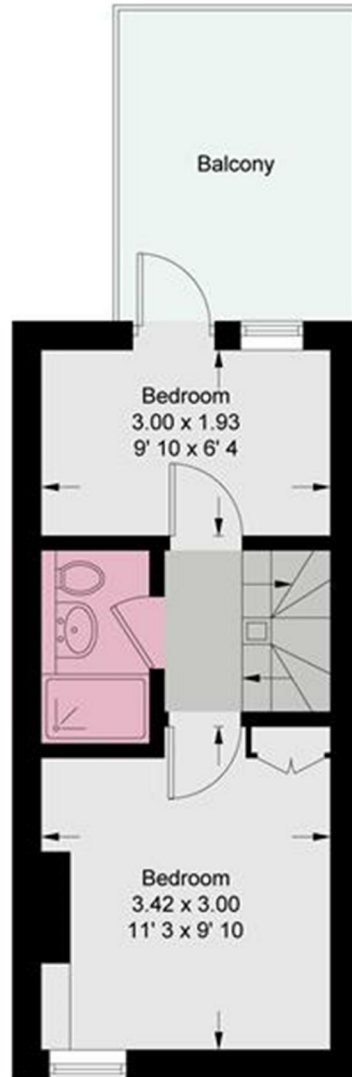


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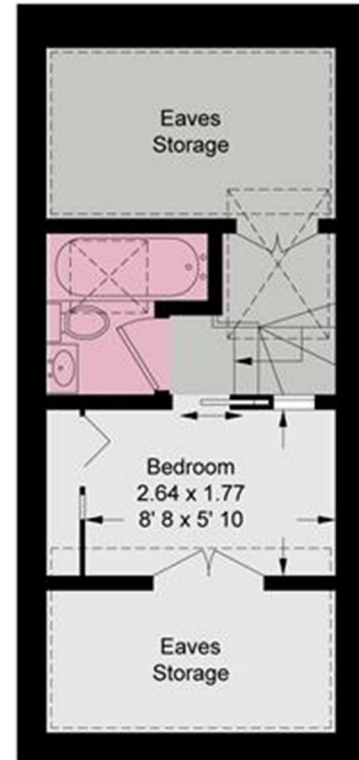


Ground Floor



First Floor
233 sq ft / 21.7 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
222 sq ft / 20.6 sq m
(Including Reduced Headroom /
Eaves Storage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(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		

