



JAMES  
ANDERSON



## TO LET

Thorne Street, London, SW13

**£3,200 Per Month**

Per Month

Nestled in the sought-after enclave of Little Chelsea, this well-appointed home boasts an abundance of character and natural light throughout. The spacious reception room features wooden floors that seamlessly lead to a well-equipped kitchen and a conservatory, both of which open onto a charming patio garden. French doors from the reception room provide access to a second patio, enhancing the outdoor living space.

Upstairs, the property comprises two double bedrooms adorned with built-in storage, accompanied by a spacious loft room that can serve as a study or additional storage space. A fully fitted bathroom with a shower over the bath completes the upper level.

Situated near White Hart Lane, Thorne Street offers easy access to a variety of shops, cafes, and local amenities, making it a vibrant and convenient location. Furthermore, Barnes Bridge Station is just a short walk away, providing excellent transport links for residents.



Two Double Bedrooms



Family Bathroom



Large Reception



Conservatory



EPC Rating D/Council Tax Band C/Holding Deposit £738.46



Barnes Bridge Station



Barnes Primary School



Close To Local Shops



Patio Garden



Minimum Term 12 Months/Deposit £3,692.30



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

0208 878 8688



## Thorne Street

Approximate Gross Internal Area = 1024 sq ft / 95.1 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 191 sq ft / 17.8 sq m

Total = 1215 sq ft / 112.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact

All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 62                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

