



**JAMES  
ANDERSON**



## TO LET

Thorne Street, Barnes, SW13

## £3,500 Per Month

Per Month

This beautiful family home, located in the sought-after Little Chelsea neighbourhood, is filled with natural light. The ground floor features a spacious reception room with wooden flooring, leading into an open eat-in kitchen. French doors extend the space outdoors to a lovely decked garden, ideal for entertaining or relaxing. Upstairs, you'll find two double bedrooms and a versatile loft conversion that can serve as a home office. The bathroom is elegantly designed with a standalone bathtub and a separate shower.

Thorne Street is ideally positioned just off White Hart Lane, providing easy access to local shops, charming cafés, and everyday amenities. Additionally, the home is in the catchment area for the highly sought-after Barnes Primary School, making it ideal for families. With Barnes Bridge Station and the high street just a short walk away, this property combines convenience with a fantastic community setting.



Two Double Bedrooms



Stylish Bathroom



12 Month Minimum Term / Holding Deposit £738.46



Eat-In Kitchen



EPC E / Council Tax F / Deposit £3,692.30



Barnes Bridge Station



Barnes Primary School



Close To Local Shops



Decked Garden



Large Reception



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

0208 878 8688

# Thorne Street London

Approximate Gross Internal Area = 1046 sq ft / 97.3 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 68 sq ft / 6.3 sq m

Total = 1114 sq ft / 103.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	60
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>		45	52
(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		

