



JAMES  
ANDERSON



## FOR SALE

**£1,350,000**

Thorne Street, Barnes, SW13

A beautifully presented character home neatly situated in the highly desirable area of Little Chelsea in Barnes. This charming period property has been tastefully extended and refurbished with accommodation over three floors which is arranged to provide three double bedrooms, the main bedroom being on the second floor, which has a Juliet balcony and access to a stylish shower room, whilst the two remaining bedrooms share a spacious modern family bathroom on the first floor. The ground floor has a lovely, bright, double reception room, a cloakroom, with a beautifully presented kitchen/dining area and useful utility room at the rear, that opens out to an attractive, landscaped, south-facing garden. Thorne Street is close to Barnes primary school and the property is conveniently placed for the shops and amenities on White Hart Lane and Barnes Village. Barnes Bridge Station is a short walk away. The property is available for sale with no onward chain.



Three Bedrooms



Stylish Bathroom, Shower Room & Cloakroom



Modern Kitchen/Dining Room With Integrated Appliances



Double Reception Room



EPC Rating D / Council Tax F / Freehold



Barnes Bridge Station



Outstanding Local Schools



South-Facing Courtyard Garden



No Onward Chain



Charming Period Home



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

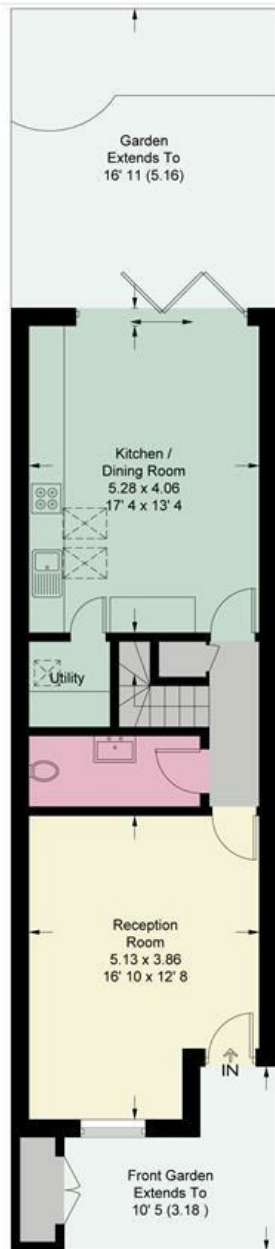
020 8876 0100

# Thorne Street

Approximate Gross Internal Area = 1249 sq ft / 116 sq m



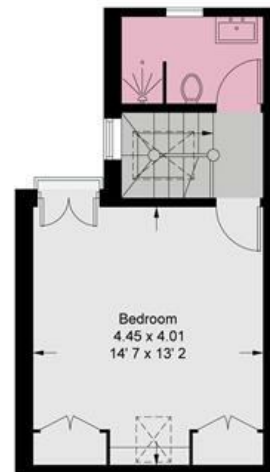
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Ground Floor  
572 sq ft / 53.1 sq m



First Floor  
400 sq ft / 37.2 sq m



Second Floor  
277 sq ft / 25.7 sq m

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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

