



**JAMES
ANDERSON**










FOR SALE

£800,000

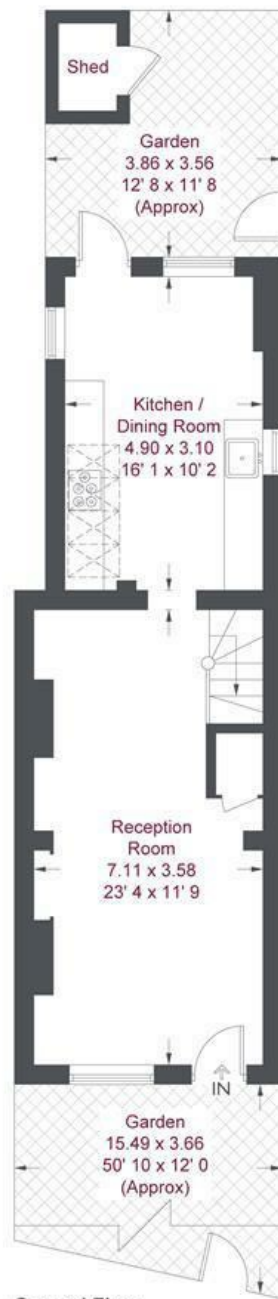
Thorne Passage, Barnes, SW13

Offers In Excess Of

A beautifully presented, end terrace cottage set in a picturesque setting within the Little Chelsea area of Barnes, just moments from Barnes village. This attractive period home has modern and light accommodation over two 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 modern, extended kitchen/breakfast area, with wooden worktops, some integrated appliances and a stable door giving access out to a rear courtyard that has a southerly aspect and a useful side access. There are two bedrooms and a stylish, spacious family bathroom on the first floor, that has a separate shower. The property is further enhanced by an attractive, front garden that is larger than most in the area. This property is also available with no onward chain. 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 Osmunds' (RC) and Barnes Primary School.

-  Two Bedrooms
-  Modern Bathroom With Separate Shower
-  Spacious Double Reception Room
-  Modern Kitchen/Breakfast Room
-  EPC Rating D / Council Tax E / Freehold
-  Barnes Bridge Station
-  Barnes Primary School
-  No Onward Chain
-  Gardens Front & Rear
-  Attractive End Terrace Cottage





Ground Floor
451 sq ft / 41.9 sq m



First Floor
354 sq ft / 32.9 sq m

Thorne Passage

Approximate Gross Internal Area = 805 sq ft / 74.8 sq m
(Excluding Shed)

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	64
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

