



**JAMES  
ANDERSON**













# TO LET

Thorne Street, Barnes, SW13

# £4,250 Per Month

Per Month

An extremely charming and highly sought after home located in the heart of Little Chelsea. This fabulous south facing home has a wonderfully open reception room with feature fireplace, wooden floors and ample built in storage. The ground floor is completed by a recently renovated and high specification kitchen/diner with double doors that open on to the paved rear garden. On the first floor there are two double bedrooms and a spacious family bathroom. On the second floor there is an extremely spacious principal bedroom with an en-suite shower room. Thorne Street is conveniently placed for the amenities of White Hart Lane while Barnes Primary School and Barnes Bridge station are both a short walk away.

-  Three Double Bedrooms
-  Two Bathrooms
-  Through Reception Room
-  Modern Kitchen/Diner
-  EPC E / Council Tax G / Deposit £5,884.61
-  Barnes Bridge Station
-  Barnes Primary School
-  Charm and Character
-  Private Garden
-  12 Month Minimum Term / £980.76 Holding Deposit

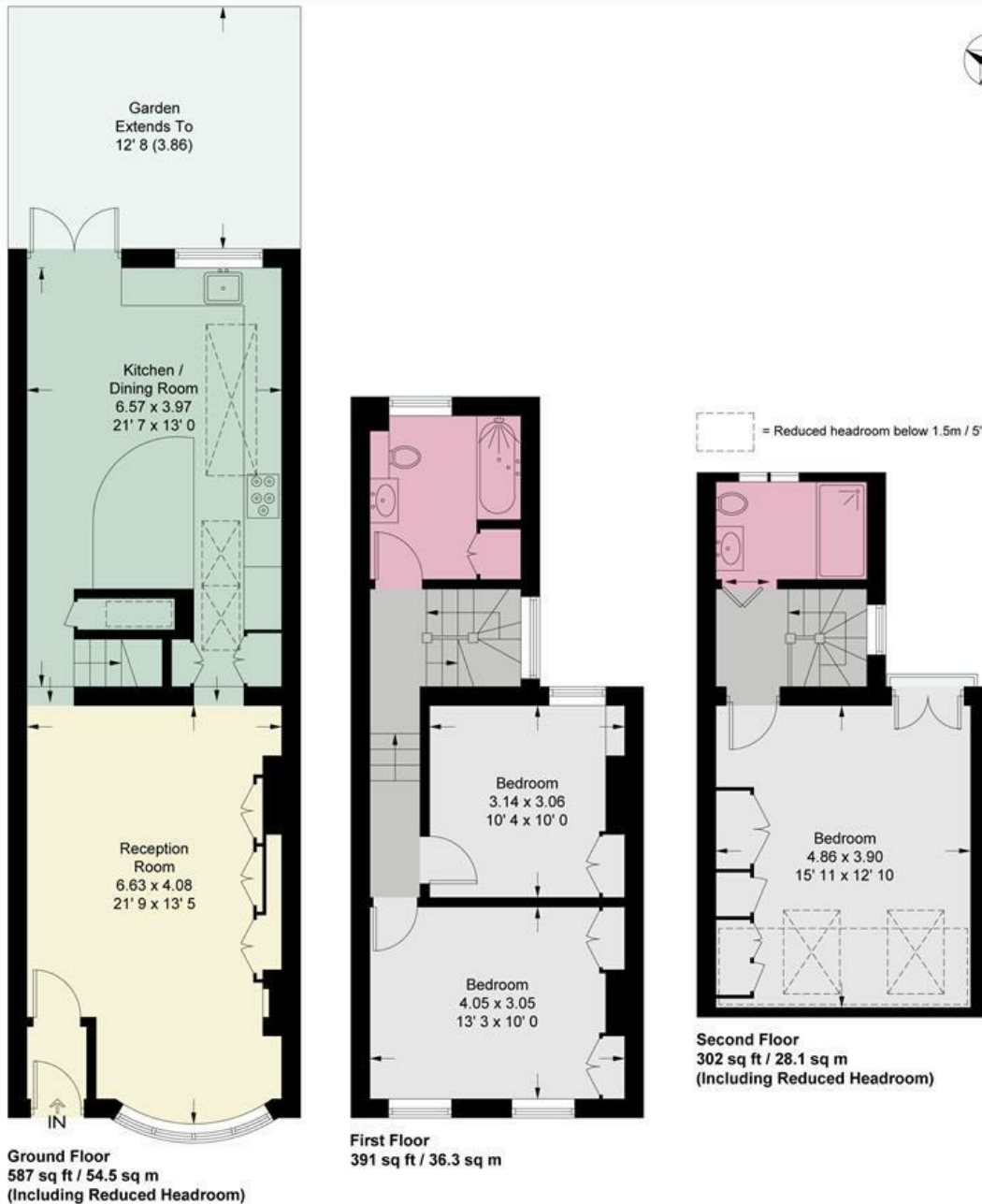


# Thorne Street

Approximate Gross Internal Area = 1224 sq ft / 113.7 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 56 sq ft / 5.2 sq m  
 Total = 1280 sq ft / 118.9 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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(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>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</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		

