



JAMES
ANDERSON



FOR SALE

Thorne Passage, London, SW13

Nestled in the charming Little Chelsea area of Barnes, this beautifully refurbished cottage perfectly blends period charm with modern living. This delightful home boasts light and airy accommodation spread over three floors, making it an ideal retreat for those seeking both comfort and style.

Upon entering, you are welcomed into a fabulous open-plan living space adorned with attractive wooden flooring, creating a warm and inviting atmosphere. This area seamlessly flows into a traditional kitchen, featuring wooden worktops that add character and functionality. The ground floor also provides access to a well-appointed bathroom and leads out to a quaint rear courtyard, which includes a spacious utility/storage room.

The first floor is home to the primary bedroom, which is complemented by a study or dressing area that opens onto a lovely west-facing roof terrace. The loft has been cleverly converted to offer additional bedroom space, complete with ample eaves storage. The property is further enhanced by an attractive private front garden.

Thorne Passage is conveniently located just moments from the amenities of Barnes Village and White Hart Lane, making it easy to enjoy local shops, cafes, and restaurants. For commuters, Barnes Bridge station is a short walk away, offering excellent transport links to central London. The property also falls within close proximity of reputable schools including Barnes Primary School and East Sheen Primary School.



Two Bedrooms plus Snug



Stylish Bathroom



Light Open Plan Living Space



Contemporary Kitchen with Appliances



EPC Rating E | Council Tax E | Freehold



Barnes Bridge Station



Outstanding Local Schools



Roof Terrace, Plus Front Garden and Rear Courtyard



Beautifully Presented Throughout



No Chain

£750,000

Offers In Excess Of



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

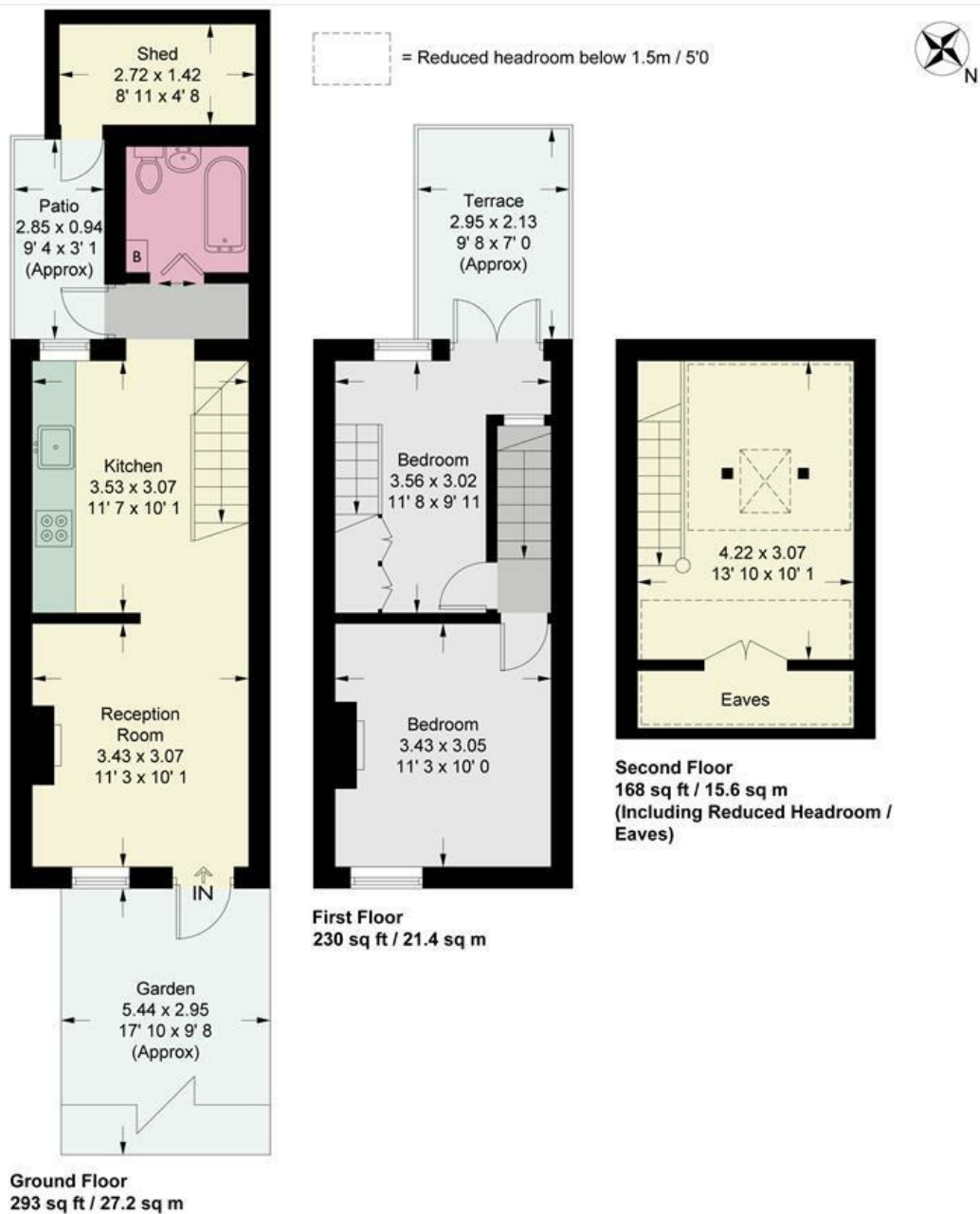
020 8876 0100

Thorne Passage

Approximate Gross Internal Area = 732 sq ft / 68 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 113 sq ft / 10.5 sq m
Shed = 41 sq ft / 3.8 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) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	