



**JAMES
ANDERSON**



FOR SALE






£495,000






Castelnau, Barnes, SW13

Guide Price

An exceptionally spacious apartment that offers fantastic living space. This wonderfully light property provides accommodation that is arranged to comprise three double bedrooms, a shower room, a double reception room with private balcony/terrace and a modern kitchen/breakfast room. The apartment is enhanced by exceptionally high ceilings throughout and a designated 'leased' parking space to the rear. The property is conveniently placed for the amenities at the top of Castelnau, with the tow path being a short distance away. Local bus services are available, with the comprehensive shopping and underground services of Hammersmith being a short walk over Hammersmith Bridge. Lease and service charge information is available on request.

Leasehold - (954 years remaining) - Ground rent: £100 p.a. - Service Charge: £1857 p.a. - Council Tax Band E = £2471

-  Three Double Bedrooms
-  Shower Room
-  Double Reception Room
-  Kitchen/Breakfast Room
-  EPC Rating E

-  Close To Hammersmith Station
-  Excellent Local Schools
-  Ideal Second Home or Investment
-  Council Tax Band E = £2471
-  Leasehold

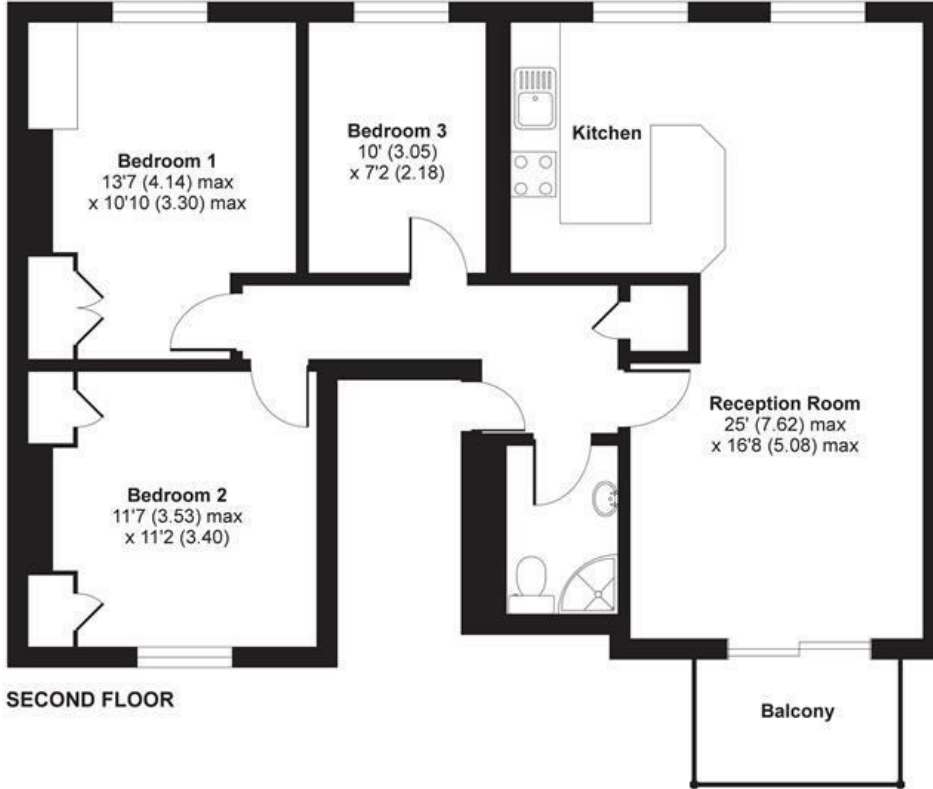


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Castelnau, London, SW13 9DH

APPROX. GROSS INTERNAL FLOOR AREA 826 SQ FT 76.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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			
		49	66
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		42	62
England & Wales	EU Directive 2002/91/EC		

