



**JAMES
ANDERSON**



TO LET

Castelnau, London, SW13

£1,200 Per Month

Per Month

A studio apartment situated within easy access of Hammersmith tube on Castelnau in Barnes. This first floor apartment comprises a large reception/bedroom leading into a fully fitted modern kitchen and fully tiled shower room with power shower. Barnes Bridge station (26minutes to Waterloo) is a short distance away, and the shopping, restaurants and pubs of Castelnau and Barnes Village are all close by, as is the River Thames.

-  Studio Apartment
-  Refitted Shower Room
-  Modern Kitchen
-  Spacious Studio
-  EPC C / Council Tax B / Deposit £1,384.61
-  Hammersmith Station
-  Local Schools
-  Easy Access to the City Centre
-  Furnished
-  £276.92 Holding Deposit / 12 Month Minimum Term



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

0208 878 8688



First Floor

Castelnau

Approximate Gross Internal Area = 283 sq ft / 26.3 sq m

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		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

