



**JAMES  
ANDERSON**



## TO LET

Castelnau, Barnes, SW13

## £2,000 Per Month

Per Month

A tastefully refurbished first floor two bedroom apartment situated within easy reach of Hammersmith Tube and Barnes Village. This apartment has been finished to an exceptional standard throughout, internally it offers spacious open plan kitchen and living accommodation, the fitted kitchen offers a range of units with gas hob and built in appliances. There is a generous and stylish fully tiled bathroom, complete with a large shower unit and new fittings throughout.



Two Bedrooms



Modern Bathroom



12 Month Minimum Term / Holding Deposit £461.53



Open Plan Kitchen



EPC C / Council Tax C / Deposit £2,307.69



Hammersmith Tube



Outstanding Local Schools



Close to Amenities



Split Level Apartment



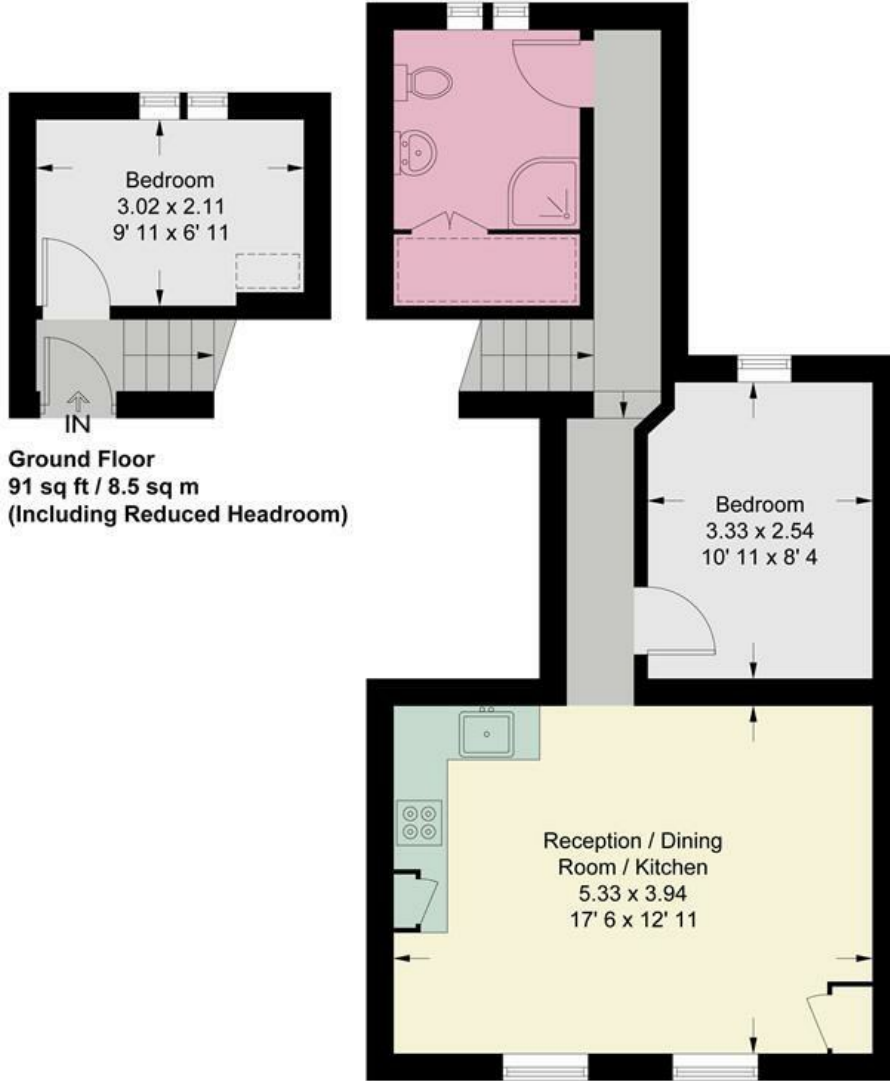
# Castelnau

Approximate Gross Internal Area = 561 sq ft / 52.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 18 sq ft / 1.7 sq m  
 Total = 579 sq ft / 53.8 sq m



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= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
 91 sq ft / 8.5 sq m  
 (Including Reduced Headroom)

**First Floor**  
 488 sq ft / 45.3 sq m  
 (Including Reduced Headroom)

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>76</b>
<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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

