



JAMES  
ANDERSON



## TO LET

Castelnau, London, SW13

**£2,200 Per Month**

Per Month

An extremely spacious one bedroom apartment that is conveniently located for the shops in Barnes Village and also Barnes Train Station. Benefitting from over 900 Sqft of accommodation there is a landing which offers an ideal space for a home office, the particularly generous reception room has space for both a dining and living area's and the large double bedroom has space for plenty of storage. Additional benefits include off street parking and a communal garden at the rear of the property.



Large Double Bedroom



Fitted Bathroom



Generous Reception Room



Spacious Kitchen



EPC Rating D / Council Tax D / Holding Deposit £507.69



Barnes Station



Outstanding Local Schools



Barnes Village



Excellent Transport Links



Deposit £2,538.46 / Minimum Term 12 Months



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

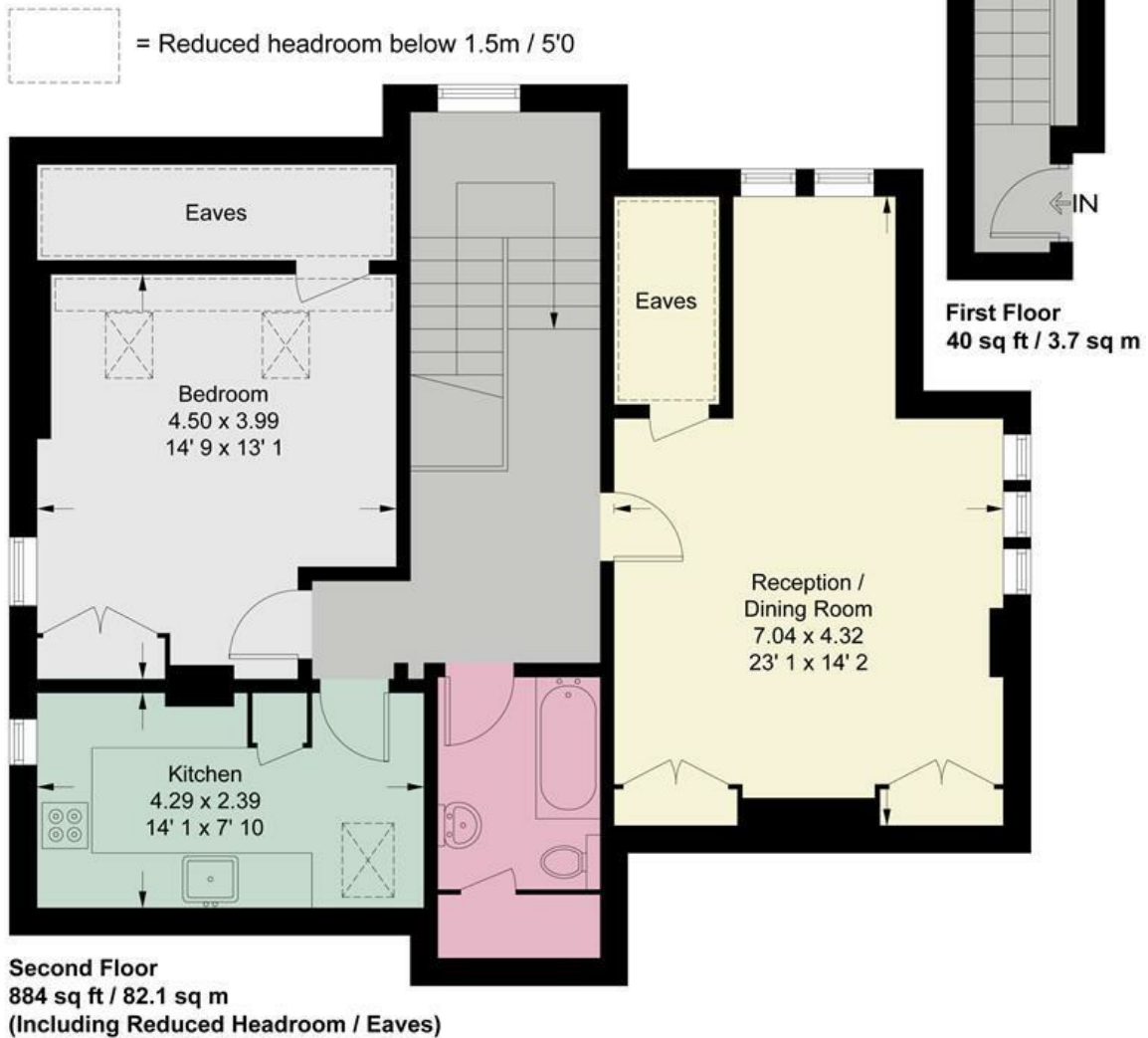
0208 878 8688

# Castelnau

Approximate Gross Internal Area = 844 sq ft / 78.4 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 80 sq ft / 7.4 sq m  
Total = 924 sq ft / 85.8 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) <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 |                         |           |
|                                             | 61                      | 68        |
| <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 |           |

