



**JAMES
ANDERSON**



FOR SALE

£750,000

Castelnau Gardens, Barnes, SW13

Guide Price

Attractive mansion block apartment situated in the highly desirable road that is Castelnau Gardens, which is a no through road and neatly positioned close to the River Thames. This spacious apartment (approx 868 sq ft) is located on the first floor and is arranged to provide two double bedrooms, both with fitted wardrobes, a family bathroom, kitchen/dining room with ample fitted storage and a lovely bright sitting room with attractive fireplace. There are some lovely period features, such as stain glass windows and each of the properties have a share of the freehold. Castelnau Gardens is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's under ground and over ground network is also a short walk over the bridge. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.

Lease start date: 01/03/1988 - Lease end date: 01/03/2113 (125/91 years remaining) - Share of Freehold - Peppercorn ground rent - Council Tax Band E = £2417

- Two Double Bedrooms
- Hammersmith Station
- Bathroom
- Excellent Local Schools
- Spacious Sitting Room With Attractive Fireplace
- First Floor Mansion Apartment
- Kitchen/Dining Room
- Council Tax Band E = £2417
- EPC Rating C
- Share Of Freehold

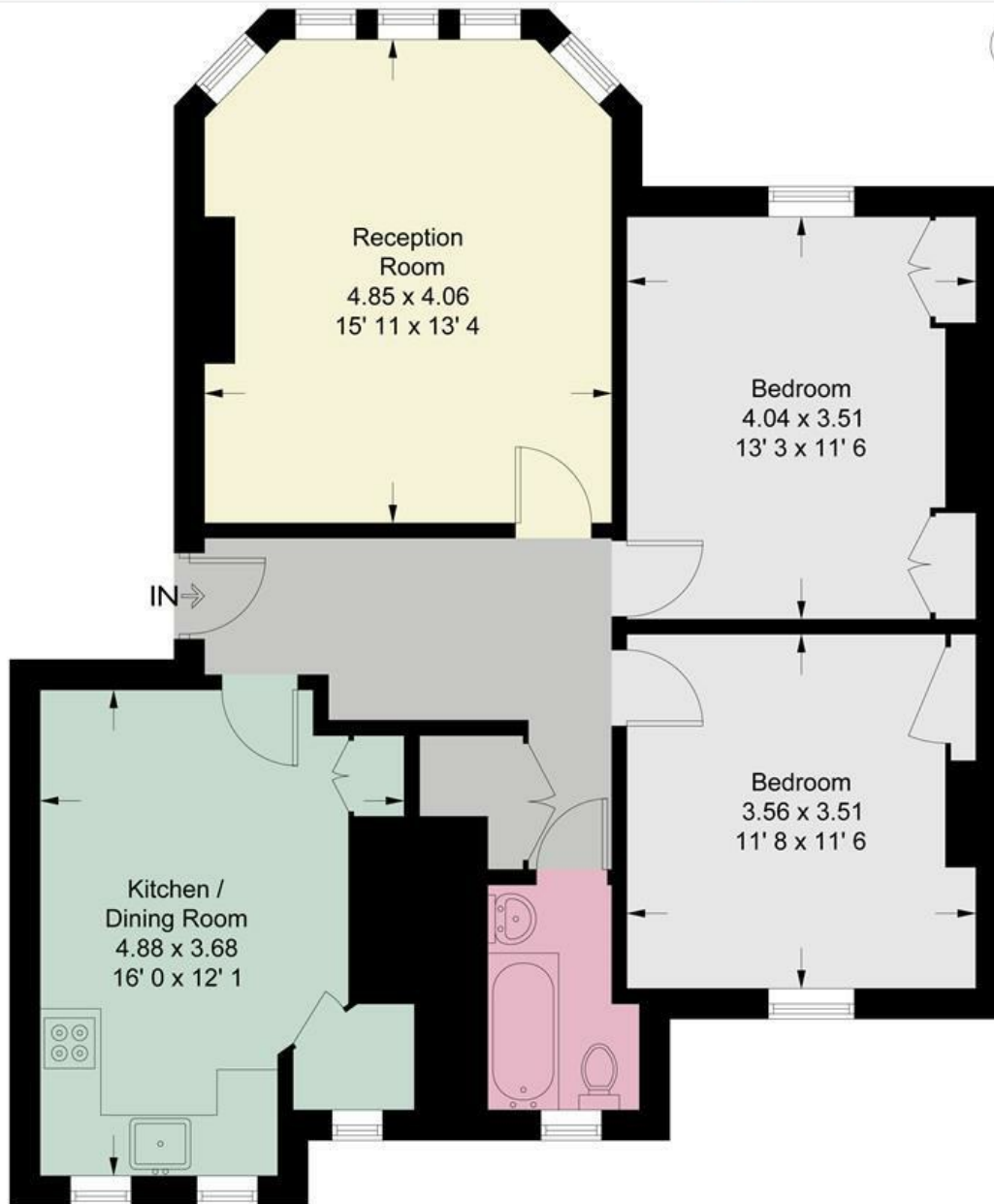


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Castelnau Gardens

Approximate Gross Internal Area = 868 sq ft / 80.7 sq m



First Floor

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
<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	81

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	69

