



**JAMES
ANDERSON**



TO LET

£3,500 Per Month

Castelnau Mansions, Barnes, SW13

Per Month

Presented to the market is this recently renovated three double bedroom apartment situated in a desirable mansion block with communal gardens. Internally the property offers a light and spacious living room with stunning views of the local area. The large master bedroom offers a refurbished en suite shower room, there are two further double bedrooms, one with a balcony, and a modern family bathroom. There is a generous open plan kitchen with appliances and separate dining area. Barnes Bridge station (26minutes to Waterloo) is a short distance from the apartment and the shopping, restaurants and pubs of Castelnau and Barnes Village are all close by as is the River Thames. The green open spaces of Barnes Duck Pond and Barnes Common, Vine Road Recreation Ground and Richmond Park are all within easy reach.



Three Bedrooms



Two Bathrooms



Large Reception Room



Separate Dining Area



EPC Rating C / Council Tax F / £4,038.46 Deposit



Second floor



Open plan kitchen



Close to Hammersmith



Wooden Floor Throughout

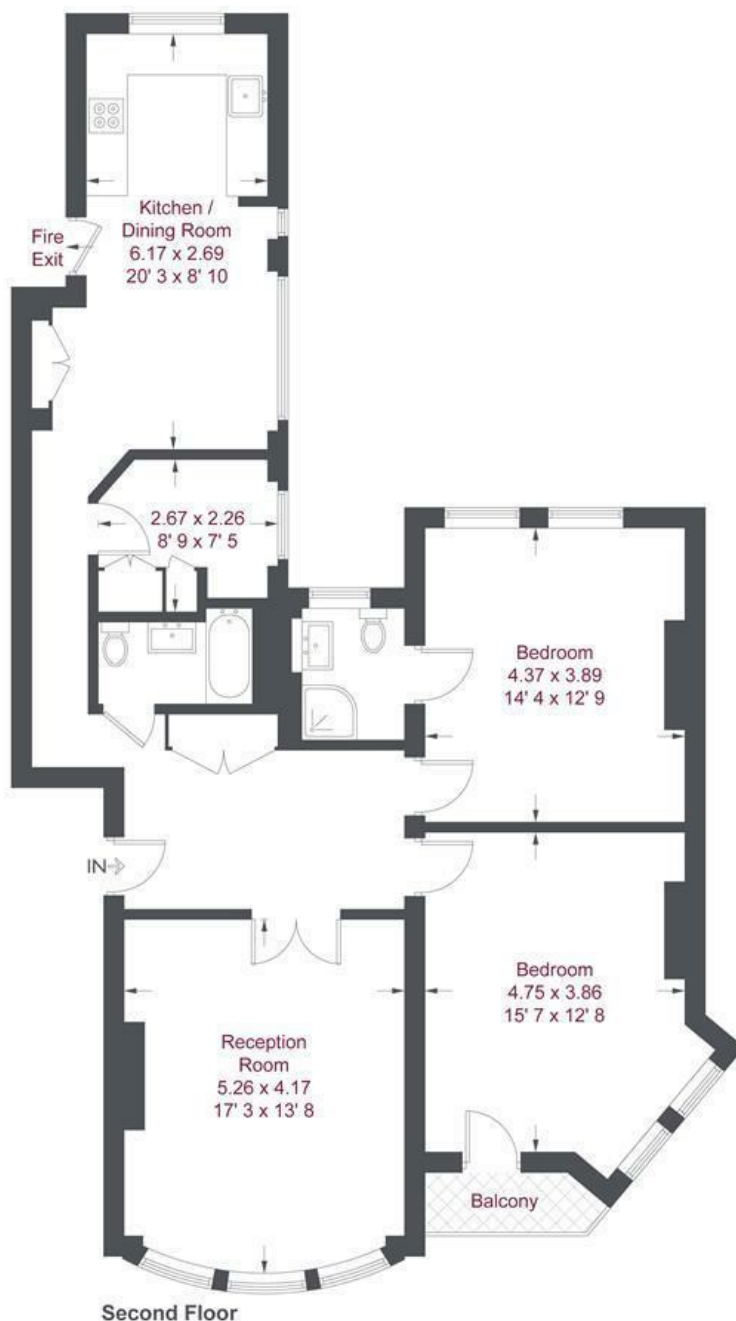


Minimum Term 12 Months / Holding Deposit £807.69



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

0208 878 8688



Second Floor

Castelnau Mansions

Approximate Gross Internal Area = 1178 sq ft / 109.5 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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	

