



JAMES  
ANDERSON

Castelnau  
Barnes SW13





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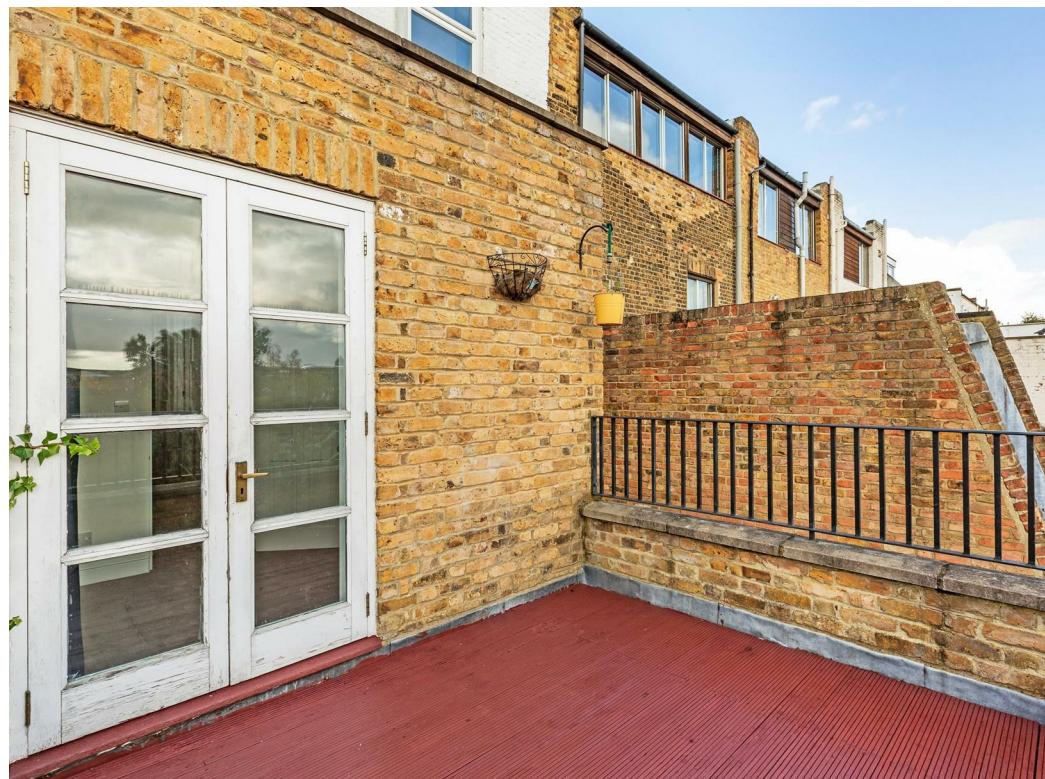
## Castelnau Barnes SW13

This first floor apartment offers a nice modern family bathroom, recently installed carpets throughout and the property has recently been repainted. Located in the popular North Barnes, moments away from Hammersmith Bridge and the 209 bus stop which takes you into the village. This bright and airy apartment comprises of a spacious family kitchen, two double bedrooms and one slightly smaller bedroom plus a modern bathroom. This property further benefits from a private decked terrace.

- 🛏 Three Bedrooms
- 🛁 Modern Bathroom
- 🛋 Spacious Reception
- 🍽 Large Kitchen
- 🏡 EPC Rating D/ Council Tax D/ Deposit £2,596.15
- 🚇 Hammersmith Tube Station
- 🎓 St Pauls School
- 📍 Excellent Transport Links
- Private Roof Terrace
- 12 Month Minimum Term / Holding Deposit £519.23









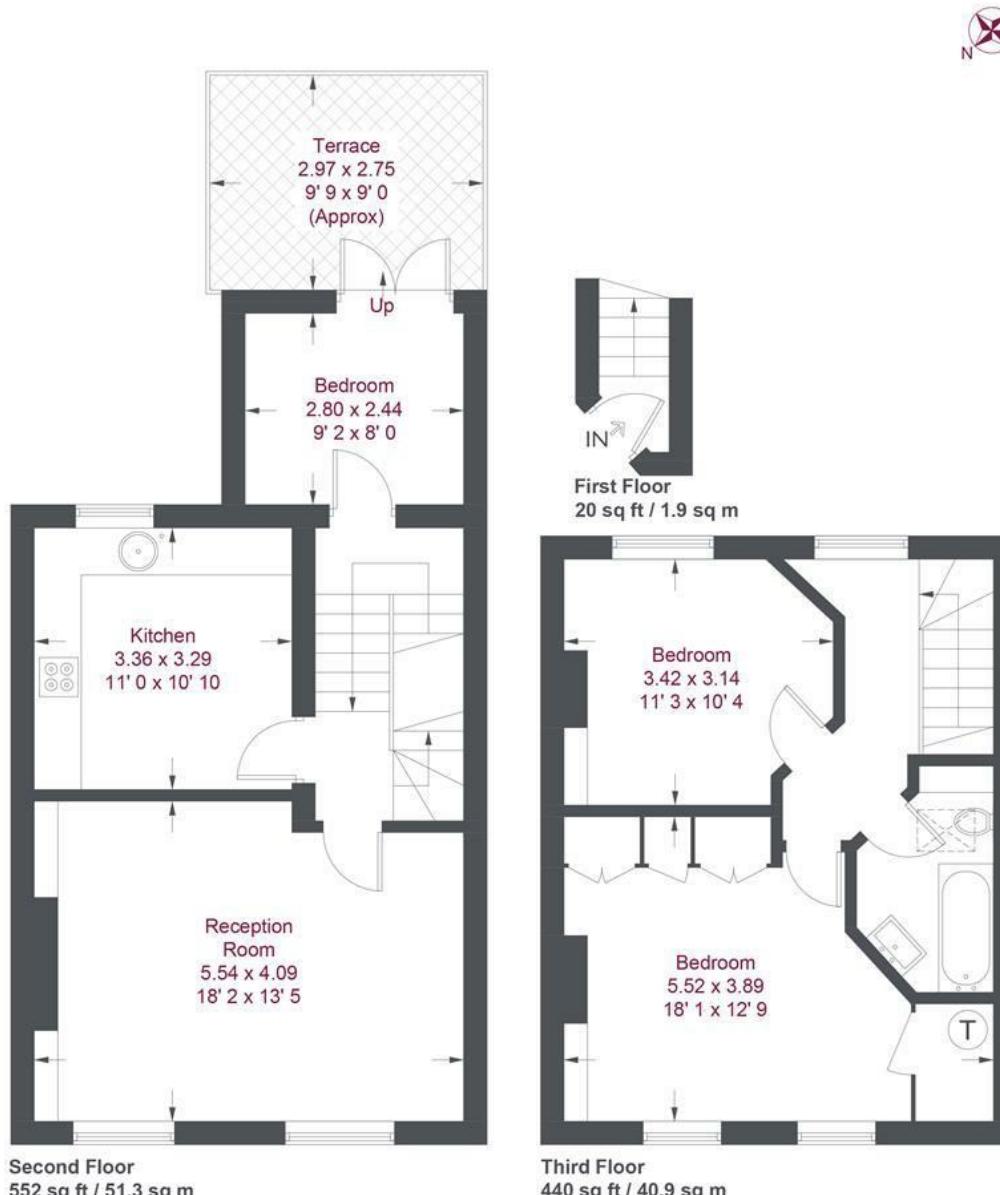












## Castelnau

Approximate Gross Internal Area = 1012 sq ft / 94.1 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

