



**JAMES
ANDERSON**



FOR SALE

£825,000

Castelnau, Barnes, SW13

Guide Price

An attractive and popular mansion block, neatly situated close to the Hammersmith Bridge and overlooking St Pauls School playing fields with views towards the River Thames. This spacious, third floor property is flooded with natural light, with lovely views, but is in need of updating throughout. The accommodation is arranged to provide three double bedrooms, with the principal bedroom and second bedroom benefitting from fitted wardrobes. There is a family bathroom, large sitting room with a balcony and views over the school playing fields, and a spacious, kitchen/dining room at the rear of the property. There is access down to the attractive gardens and grounds at the rear of the building. Castelnau Mansions 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, Istock Place School, St Osmunds' (RC) and Barnes Primary School. The property is available for sale with no onward chain.

-  Three Double Bedrooms
-  Bathroom
-  Large Living Room With Balcony
-  Kitchen
-  EPC Rating E / Council Tax F / Leasehold
-  Hammersmith Station
-  Excellent Local Schools
-  Stunning Views Over Playing Fields
-  In Need Of Updating
-  No Onward Chain

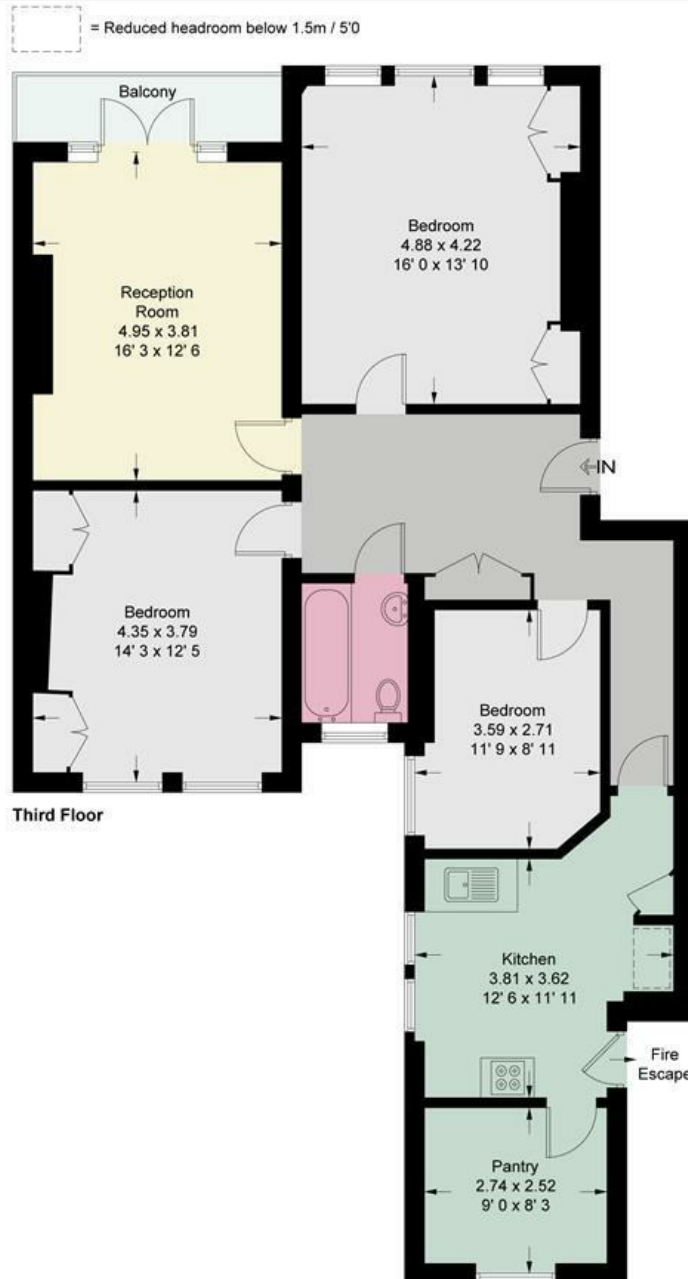


Castelnau Mansions

Approximate Gross Internal Area = 1174 sq ft / 109 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 5 sq ft / 0.5 sq m
 Total = 1179 sq ft / 109.5 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) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(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		

