



**JAMES  
ANDERSON**



## TO LET

Castelnau, Barnes, SW13

## £2,650 Per Month

Per Month

A fantastic apartment with a private roof terrace and off street parking. This is perfect for professional sharers or a couple who want an easy commute into the city as it is a very short walk from Hammersmith Station. The top floor comprises of one large double bedroom, a second double bedroom with built-in wardrobes and an en-suite shower room. Situated on the first floor is a brand new fully equipped kitchen which leads onto a dining/living area, a modern bathroom, a further double bedroom/reception and a large private roof terrace. The property is available on a furnished or unfurnished basis.



Two Double Bedrooms



Modern Bathroom



Two Reception Rooms



Modern Kitchen



Split Level Apartment



Hammersmith Tube



St Pauls School



River Thames



Large Roof Terrace

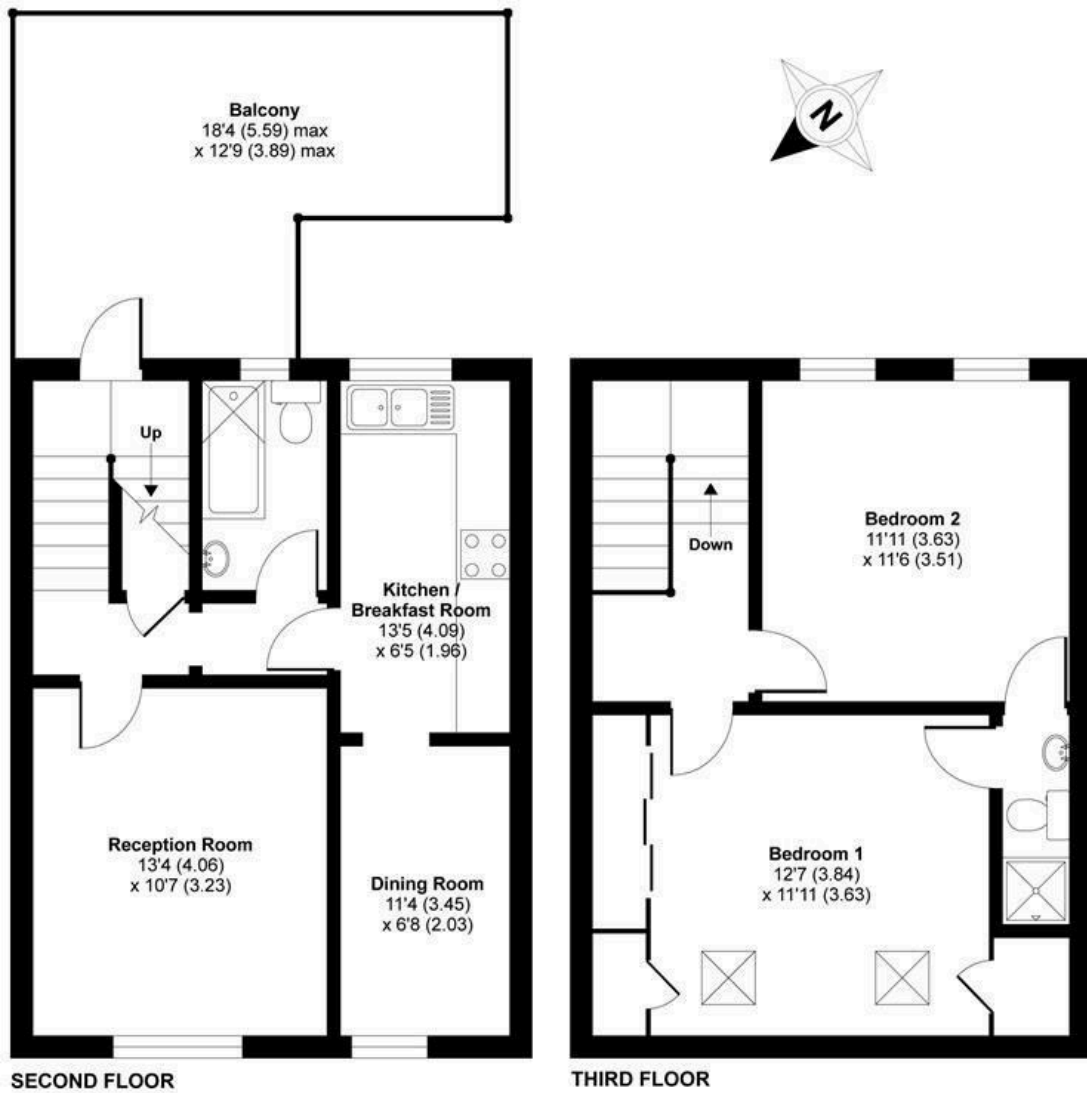


Option for Third Bedroom



# Castelnau, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 872 SQ FT 81 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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