



**JAMES  
ANDERSON**



## TO LET

Castelnau, Barnes, SW13

## £2,250 Per Month

Per Month

A wonderfully light and spacious apartment located moments from the amenities of Barnes village. The property is located on the ground floor of a substantial Victorian buildings and benefits from accommodation that is arranged to provide two double bedrooms, a spacious reception room, modern kitchen and a modern bathroom. The property has fantastic high ceilings throughout and benefits from direct access into a fabulous communal garden. Beverley House is located within reach of Barnes station and local bus services which provide access to Hammersmith with its underground network.



Two Double Bedrooms



Modern Shower Room



Spacious Reception Room



Bright Kitchen



EPC Rating D / Council Tax D / Deposit £2,596.15



Barnes Station



Outstanding Local Schools



Barnes Village



Communal Garden



Holding Deposit £519.23 / 12 Month Minimum Term



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

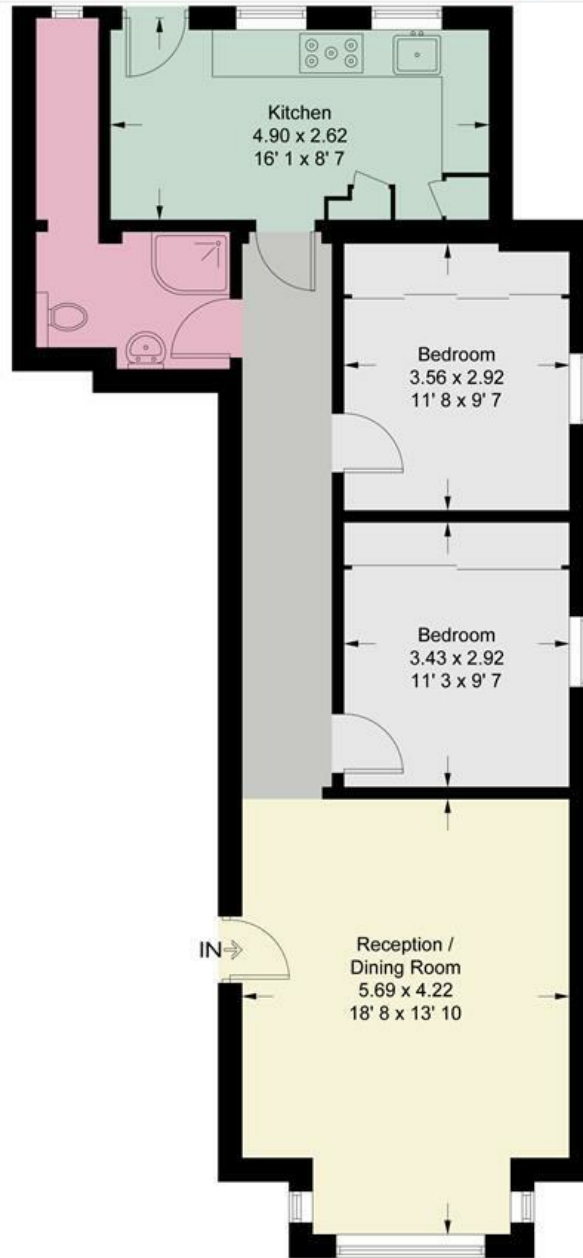
0208 878 8688

# Castelnau

Approximate Gross Internal Area = 790 sq ft / 73.4 sq m



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**Ground 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) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>59</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

