



JAMES  
ANDERSON



## TO LET

172 Castelnau, Barnes, SW13

**£2,200 Per Month**

Per Month

A well presented first floor two bedroom apartment comprises of a modern kitchen, bright and airy reception room, two double bedrooms both with built in wardrobes and a recently fitted shower room. This apartment 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, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School.



Two Double Bedrooms



Newly Fitted Shower Room



Living Room with Wooden Floors



Brand New Kitchen



EPC C / Council Tax D / Deposit £2250



Hammersmith Station



Lowther Primary School



Convenient Local Shops and Cafes



Unfurnished



Holding Deposit £450 / Minimum Term 12 Months



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

0208 878 8688



First 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               |  |
| 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 |         |                         |  |
| 72                                          |         | 73                      |  |
| 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 |         |                         |  |
| 68                                                              |         | 69                      |  |
| England & Wales                                                 |         | EU Directive 2002/91/EC |  |

