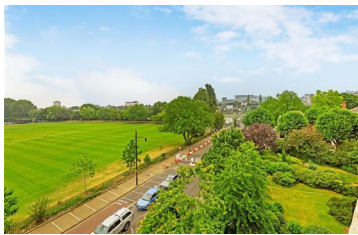




JAMES  
ANDERSON



## TO LET

Castelnau Mansions, Barnes, SW13

**£3,095 Per Month**

Per Month

This top-floor mansion apartment in North Barnes, with views of the playing fields, offers spacious and elegant living. The property features a large reception room, a newly refitted kitchen with modern appliances, and a separate dining room. There are two generously sized double bedrooms with fitted storage and a third single bedroom. Period features add charm throughout the apartment, which also benefits from beautiful views. The family bathroom has been fully refitted and tiled to a high standard, complemented by an additional shower room for added convenience.



Three Bedrooms



Two Bathrooms



Two Reception Rooms



Modern Kitchen



EPC E / Council Tax F / Deposit £3,571.15



Hammersmith Tube



River Thames



Views Over Playing Fields



Top Floor

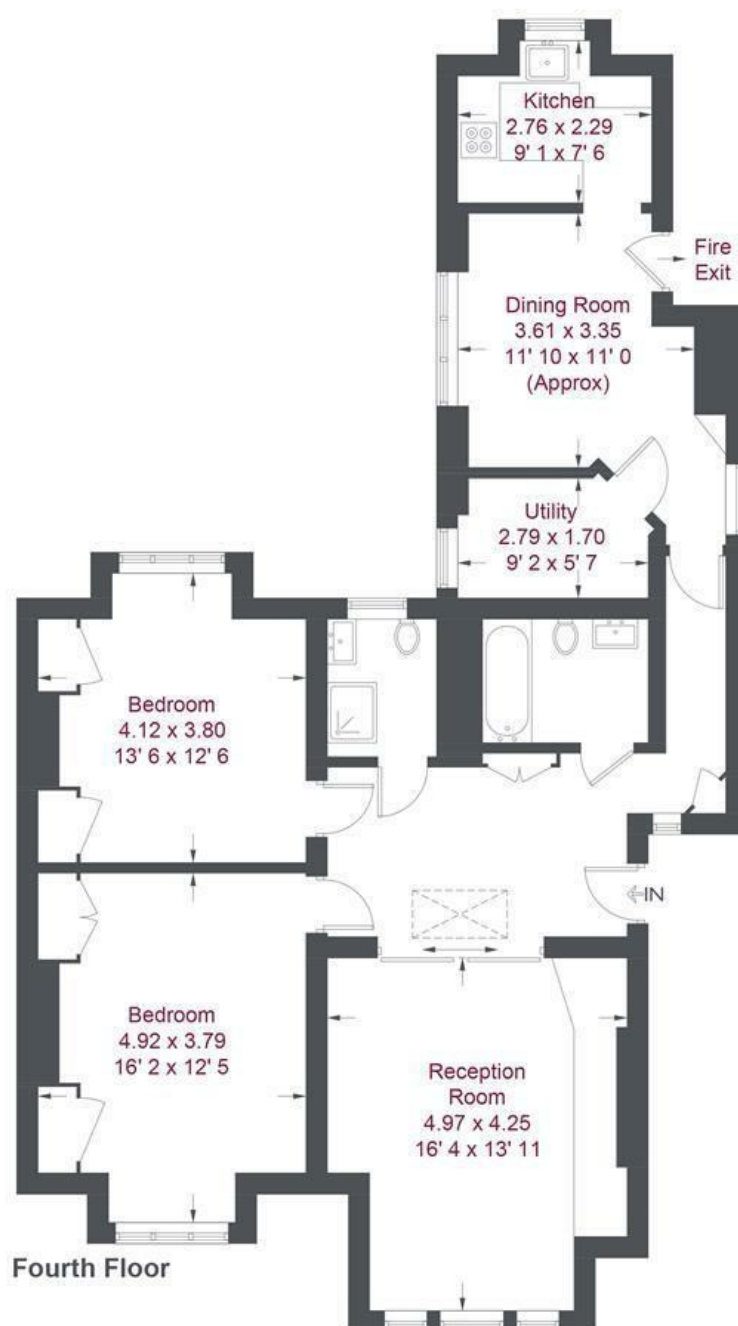


12 Month Minimum Term / Holding Deposit £714.23



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


0208 878 8688



## Castelnau Mansions

Approximate Gross Internal Area = 1160 sq ft / 107.8 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

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		
	52	56
<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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 