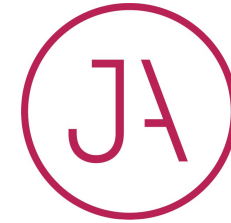




JAMES  
ANDERSON

Castelnau Gardens  
Barnes SW13  
£775,000



## Castelnau Gardens Barnes SW13

A lovely garden apartment on the ground floor of an attractive mansion block in Barnes, close to Hammersmith Bridge. The property benefits from plenty of natural light and its own private garden. The property comprises a generous hall, two large double bedrooms (one of which has French doors to the garden), a spacious bay-fronted reception room, separate fully fitted kitchen/dining room and a main family bathroom.

Castelnau Gardens is located in North Barnes, close to Hammersmith Bridge and the river Thames. Local shops and amenities are at the top of the road with local bus services to Barnes, Putney, Richmond and into London. Barnes village is a short bus ride or walk. The village offers a selection of shops, cafes, pubs, restaurants, cinema and duck pond. There are some excellent schools in the area, including renowned St Paul's Boys & Juniors, The Harrodian and The Swedish School. Rail links are conveniently situated at Barnes mainline station, providing regular services to London Waterloo. This property is available for sale with no onward chain.

Leasehold  
162 Years Remaining  
Service Charges = £3,813 per annum.  
No ground rent

















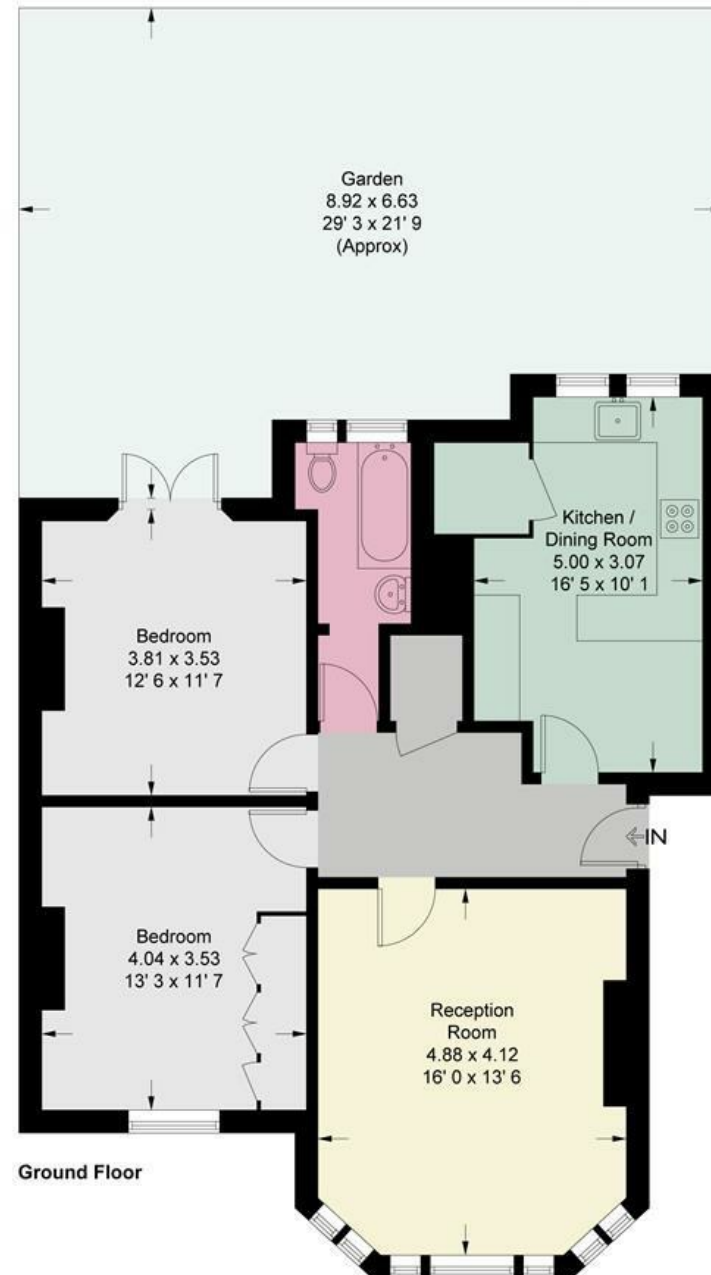


# Castelnau Gardens

Approximate Gross Internal Area = 880 sq ft / 81.8 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.





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