



**JAMES
ANDERSON**













TO LET

Castelnau, Barnes, SW13

£2,750 Per Month

Per Month

This large three-bedroom property has been finished to a very high specification. The property benefits from modern kitchen with bespoke cabinetry and quality appliances. The bathroom is of a high standard, featuring a large standalone shower, ornate style bathtub, and wall and floor tiles throughout. There is tiled flooring in the kitchen and bathroom the apartment comes with the added benefit of underfloor heating throughout. Additionally, the property boasts a private balcony, communal garden, and off street parking space. It is within easy reach of Hammersmith Tube and Barnes Village.

-  Three Bedroom Apartment
-  Modern Bathroom
-  Bright Reception Room
-  Stunning Kitchen
-  EPC D / Council Tax D / Deposit £3,173.07
-  Excellent Transport Links
-  Outstanding Local Schools
-  Balcony / Designated Parking
-  Underfloor Heating
-  12 Month Minimum Term / £634.61 Holding deposit

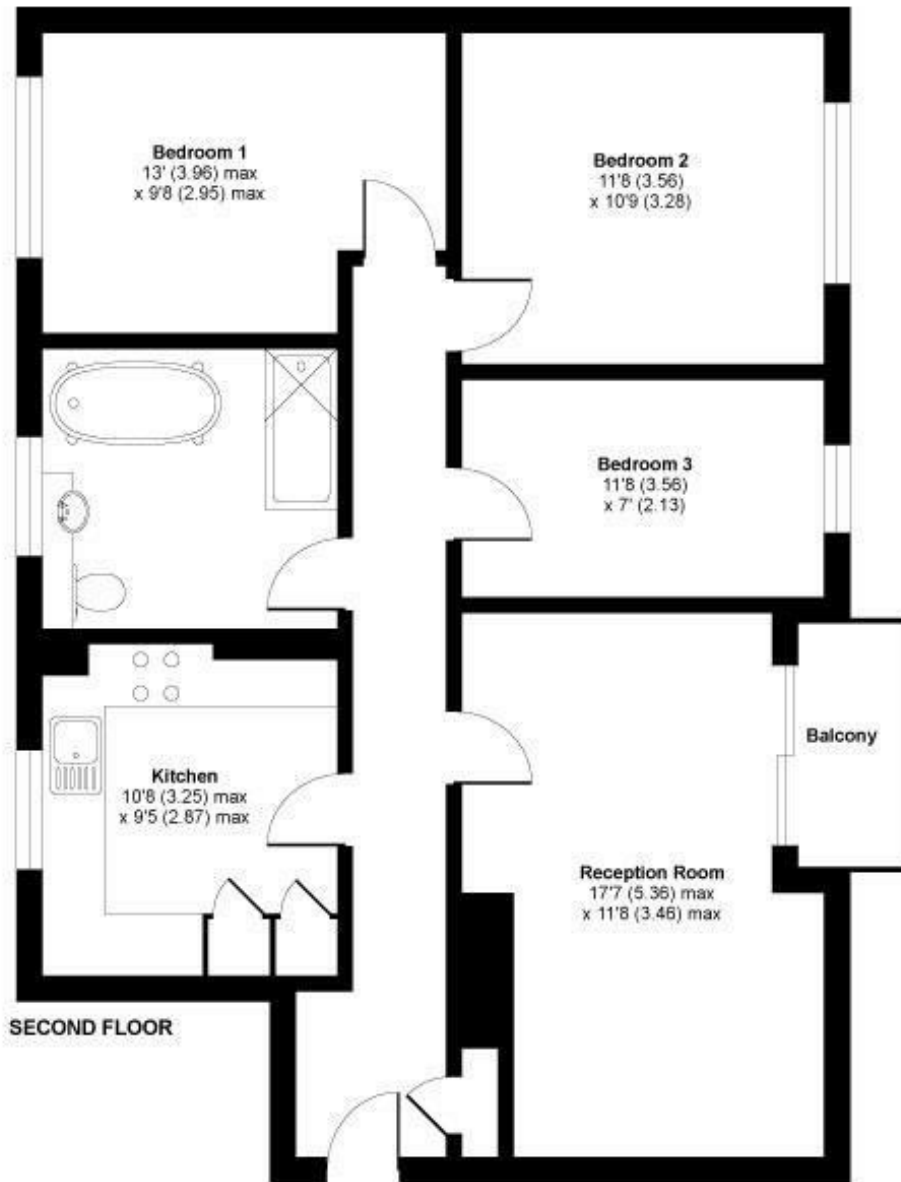


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

The Spinney, Castelnau, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 846 SQ FT 78.5 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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

