



JAMES
ANDERSON



FOR SALE

£600,000

Castelnau, Barnes, SW13

A charming apartment conversion neatly located on the first floor of an attractive period building. This surprisingly spacious property is arranged to provide a entrance hall, double bedroom, a reception/dining room, a well equipped modern kitchen, and a modern bathroom. The property is conveniently placed for the amenities of Church Road and Barnes Village. For the commuter, Barnes station is a short distance away, with the underground links of Hammersmith station also within easy reach. Castelnau is conveniently placed for the local shops and amenities of Barnes, Putney and Hammersmith. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, and St Osmunds (RC) School to name a few.



One Double Bedroom



Modern Bathroom



Spacious Reception



Modern Fitted Kitchen



EPC Rating C / Council Tax D / Leasehold



Hammersmith / Barnes Stations



Excellent Local Schools



Residents Parking



No Onward Chain

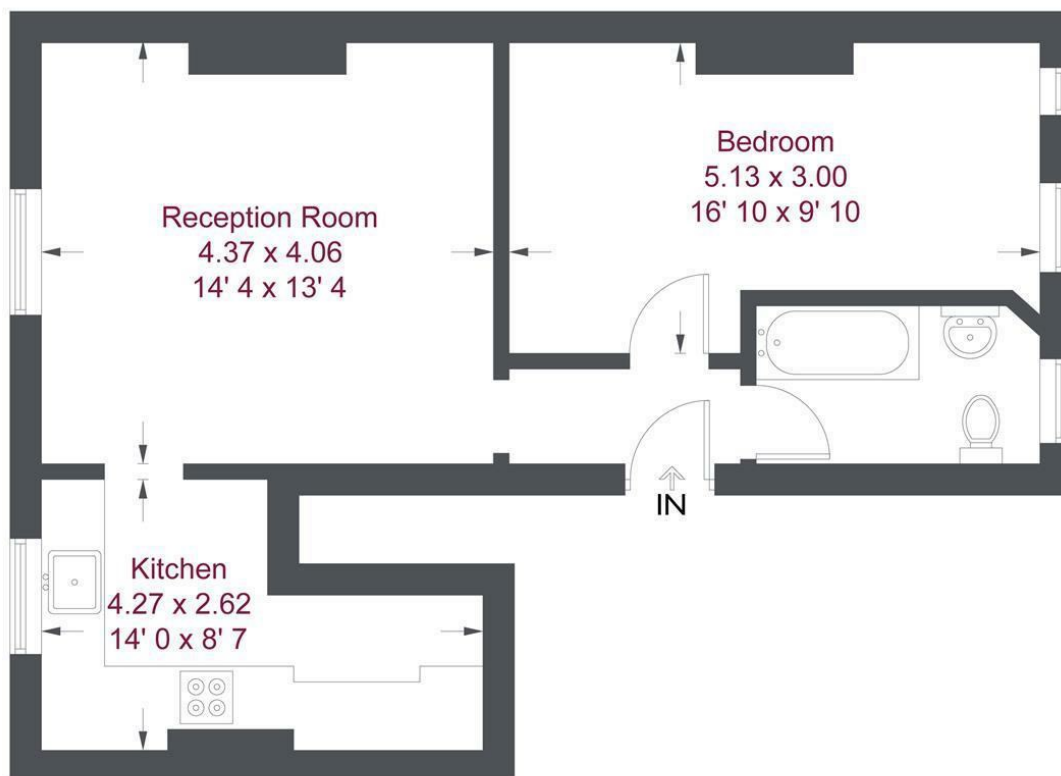


Attractive First Floor Conversion



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

020 8876 0100



First Floor

Castelnau

Approximate Gross Internal Area = 525 sq ft / 48.8 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) 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			
	73	77	
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			
	69	74	
England & Wales		EU Directive 2002/91/EC	

