



JAMES  
ANDERSON



## TO LET

**£3,500 Per Month**

Castelnau Mansions, Barnes, SW13

Per Month

A beautiful mansion block apartment, situated very close to the Hammersmith Bridge and the River Thames. This spacious, first floor property is very well-presented, and is tastefully decorated throughout. The accommodation is arranged to provide two double bedrooms, and a large single bedroom. There is a large elegant reception room with built-in shelving and storage, and a spacious, modern kitchen/dining room to the rear of the property. There is access from the kitchen out to attractive gardens and grounds at the rear of the building. Castelnau Mansions is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's underground and overground network are a short walk over the bridge. The schools in the area include St Paul's School, The Harrodian School, The Swedish School, to name a few.



Three bedrooms



Two Bathrooms



Bright Reception Room



Spacious Kitchen/Diner



EPC C / Council Tax F / Deposit £4,038.46



Hammersmith Tube



St Pauls School



River Thames



Communal Gardens



12 Month Minimum Term / £807.69 Holding Deposit



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

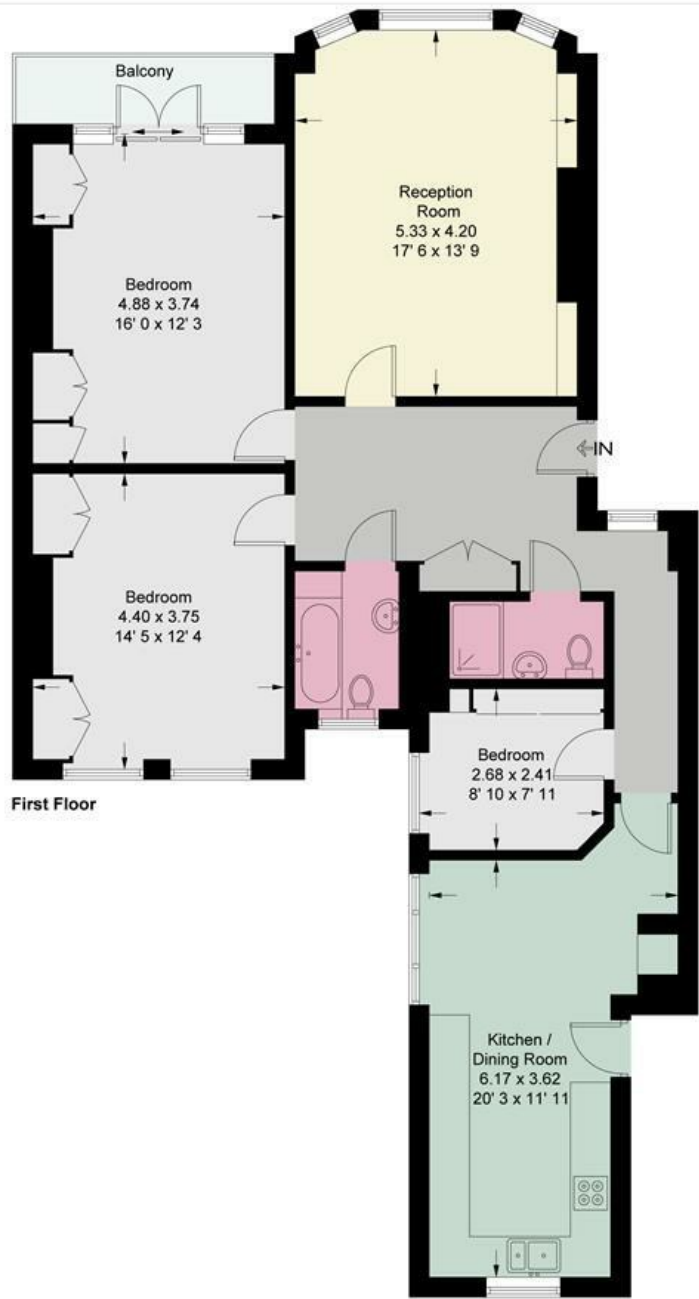
0208 878 8688

Castelnau Mansions

Approximate Gross Internal Area = 1182 sq ft / 109.8 sq m






JAMES  
ANDERSON



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) <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		
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) <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		
EU Directive 2002/91/EC 