



**JAMES
ANDERSON**



FOR SALE

£425,000

14 Castelnau, Barnes, SW13

Guide Price

A lovely light apartment, with views over pristine communal grounds at the rear, where there is a garage in a block. This surprisingly spacious property is arranged to provide a wide entrance hall with ample storage, one double bedroom with fitted wardrobes, a reception/dining room, a well equipped kitchen and a modern bathroom/WC. 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 also being within easy reach. Castelnau is conveniently placed for the amenities of Barnes, Putney and Hammersmith. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few. The property is available for sale with no onward chain.



One Double Bedroom



Modern Bathroom



Reception Room



Fully Equipped Kitchen



EPC Rating D / Council Tax C / Share Of Freehold



Hammersmith & Barnes Stations Nearby



Excellent Local Schools



Barnes Village Location



Communal Gardens & Garage In Block

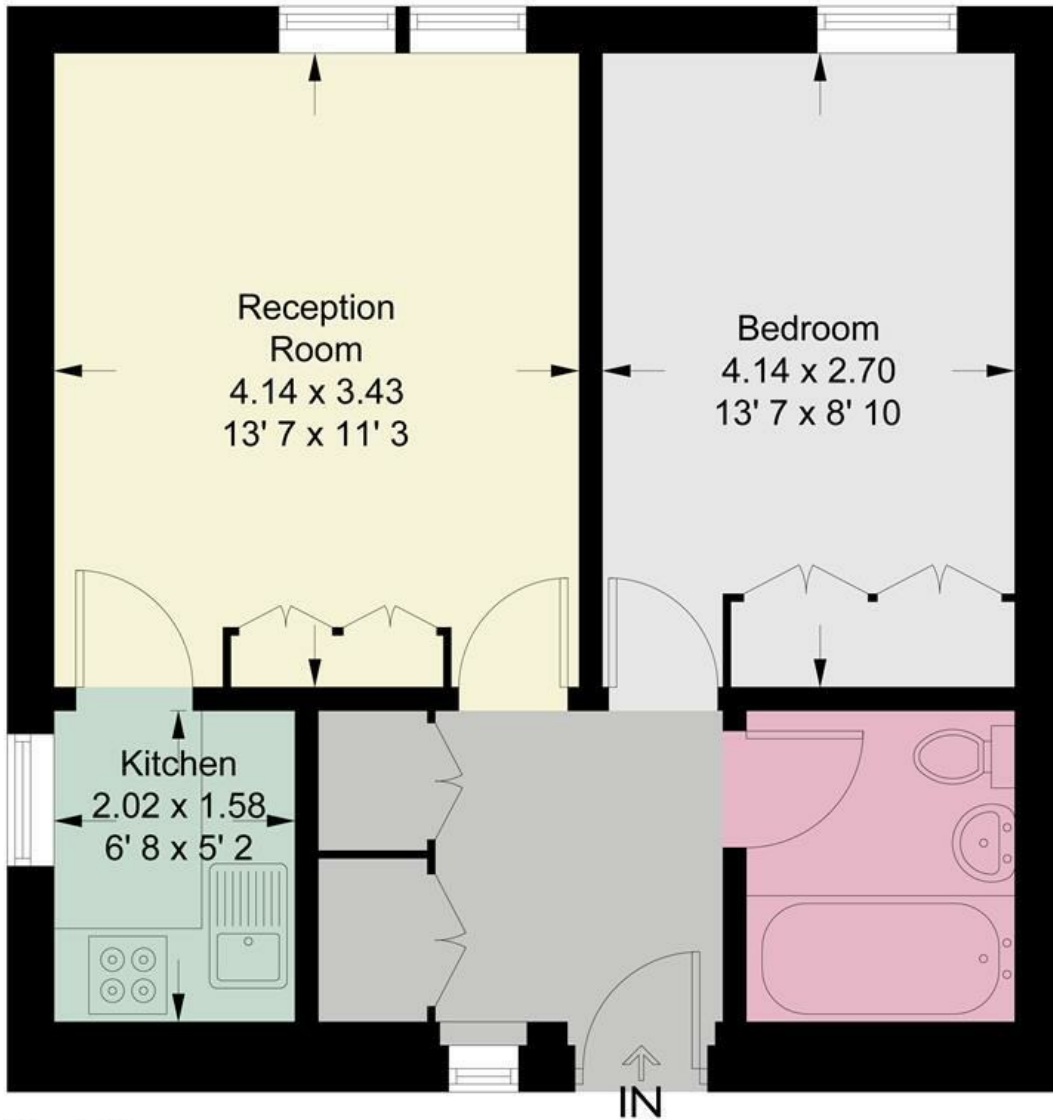


No Onward Chain



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

020 8876 0100



First Floor

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) 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	

