



**JAMES
ANDERSON**



TO LET

Castelnau, Barnes, SW13

£2,000 Per Month

Per Month

A beautifully spacious and light-filled second-floor apartment, perfectly located on the desirable Castelnau in Barnes, just a short stroll from local shops, transport links, and the iconic Hammersmith Bridge. The property features two generous double bedrooms with built-in wardrobes, a bright reception room boasting a front-facing balcony, a modern bathroom with a shower over the bath, a separate WC, and a fully fitted kitchen complete with a gas hob and dishwasher. Additional highlights include a private garage, gas central heating, and double-glazed windows, offering both comfort and convenience.



Two Double Bedrooms



Family Bathroom



Large Reception



Fully Fitted Kitchen



EPC D / Council Tax E / Deposit £2,307.69



Hammersmith Broadway



Excellent Local Schools



Garage



Private Balcony



12 Month Minimum Term / Holding Deposit £461.53



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

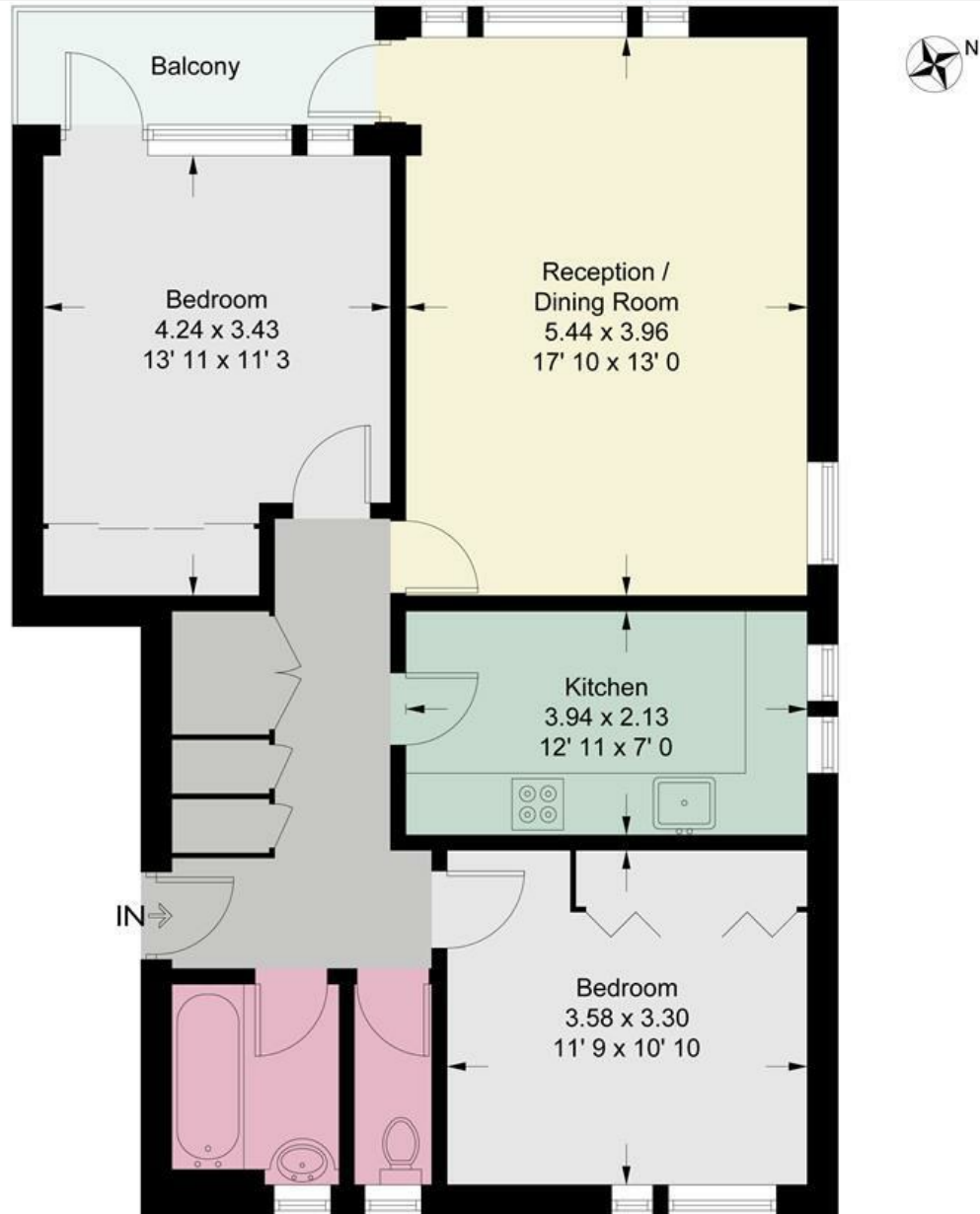
0208 878 8688

Castelnau

Approximate Gross Internal Area = 799 sq ft / 74.2 sq m



**JAMES
ANDERSON**



Second 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	77

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	

