



**JAMES  
ANDERSON**



## TO LET

8 Castelnau, London, SW13

**£2,750 Per Calendar**

Per Calendar Month

Nestled in the charming Barnes village, this modern two-bedroom flat offers a delightful blend of contemporary living and period features. This first-floor conversion boasts a spacious reception room, enhanced by a beautiful bay window that floods the space with natural light, creating a warm and inviting atmosphere. Additionally, the apartment comprises two well-appointed double bedrooms with fitted wardrobes and two modern bathrooms.

Furthermore, the property is immaculately furnished, allowing for a seamless move-in experience, making it ideal for those looking to settle in quickly.

Barnes Village offers a vibrant community with an array of local shops, cafes, and parks, all within easy reach. The picturesque surroundings and excellent transport links make this location perfect for both relaxation and commuting.



Two Double Bedrooms



Two Bathrooms



Bright Reception Room



Modern Kitchen



EPC D | Council Tax Band E | Holding Deposit £634.62



Barnes Station



Lowther Primary School



Close to Barnes Village



Off-Street Parking



Minimum Term 6 Months | Deposit £3,173.07



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

0208 878 8688



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>		<b>62</b>	<b>62</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

