



JAMES  
ANDERSON



## TO LET

Castelnau Mansions, Barnes, SW13

**£3,800 Per Calendar**

Per Calendar Month

A beautifully presented mansion block apartment, ideally located near Hammersmith Bridge with views over St Paul's School playing fields and towards the River Thames. This bright and spacious third-floor home has been tastefully updated with stylish, uplifting interiors throughout.

Arranged as a bright Three-bedroom apartment, it features two large double bedrooms, one with fitted wardrobes, an attractive fireplace, and a private balcony with delightful views. The spacious sitting room also includes a charming fireplace, while the modern kitchen/dining room at the rear provides direct access down to the well-kept communal gardens. A third bedroom and contemporary bathroom complete the accommodation.

Set within the desirable Castelnau Mansions, the apartment is perfectly placed for the amenities of both Barnes and Hammersmith, with excellent transport links just a short walk away. Nearby schools include St Paul's, The Harrodian, The Swedish School, and Barnes Primary.



Three Double Bedrooms



Modern Family Bathroom



Attractive Sitting Room



Modern Light Kitchen/Dining Room



EPC C / Council Tax F / Deposit £4,384.61



Hammersmith Station



Excellent Local Schools



Balcony Off Main Bedroom



Communal Gardens



12 Month Minimum Term / £876.92 Holding Deposit



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

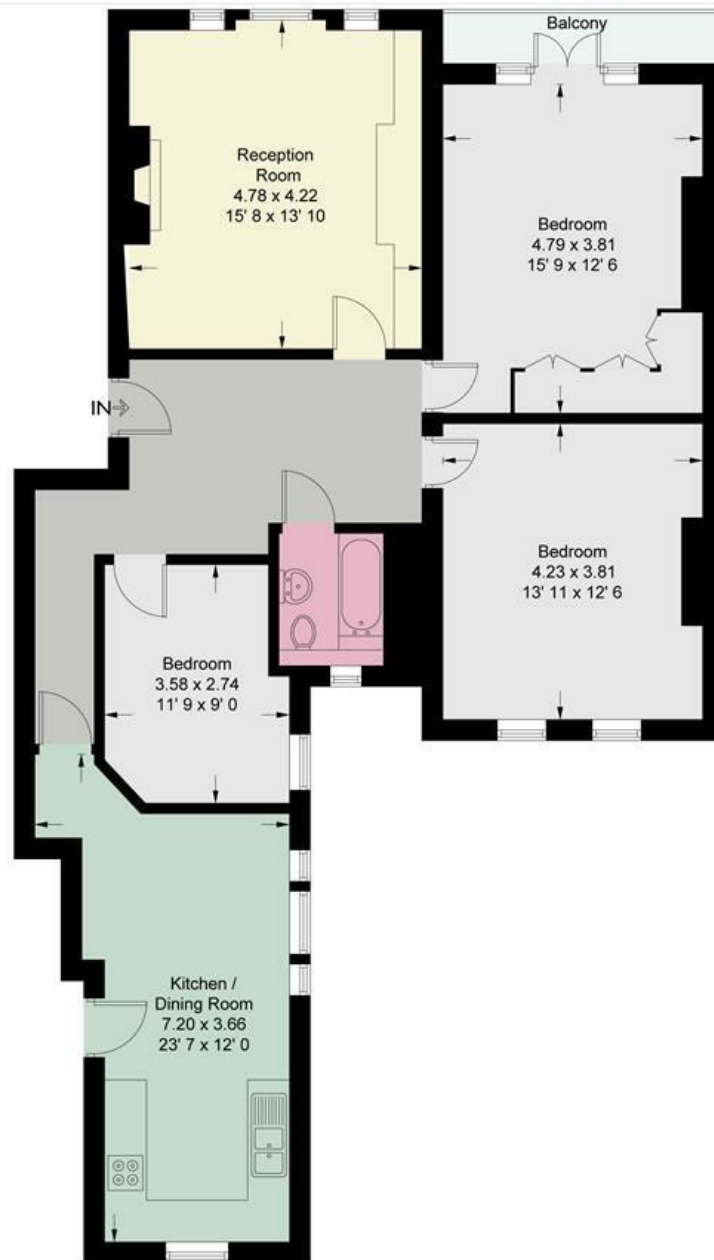
0208 878 8688

# Castelnau Mansions

Approximate Gross Internal Area = 1153 sq ft / 107.1 sq m



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Third 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		
	73	83
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

