



JAMES  
ANDERSON



## FOR SALE

**£375,000**

### 22 Castelnau, Barnes, SW13

### Price Guide

A one bedroom apartment that forms part of a handsome period conversion on a highly regarded road in Barnes. The property is located at the rear of the building on the first floor, and is arranged to provide a double bedroom, a reception/dining room which incorporates the kitchen, and a modern bathroom. The apartment further benefits from parking at the front of the building and a communal residents garden at the rear. 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 transport network 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.

Leasehold - 969 Years Remaining

Service charges - £2,039.25 p.a.

Ground rent - £5 p.a.



One Double Bedroom



Modern Bathroom



Open-Plan Living Area



Kitchen



EPC Rating C / Council Tax C / Leasehold



Hammersmith & Barnes Stations Nearby



Excellent Local Schools



Close to Barnes Village



Parking & Communal Garden

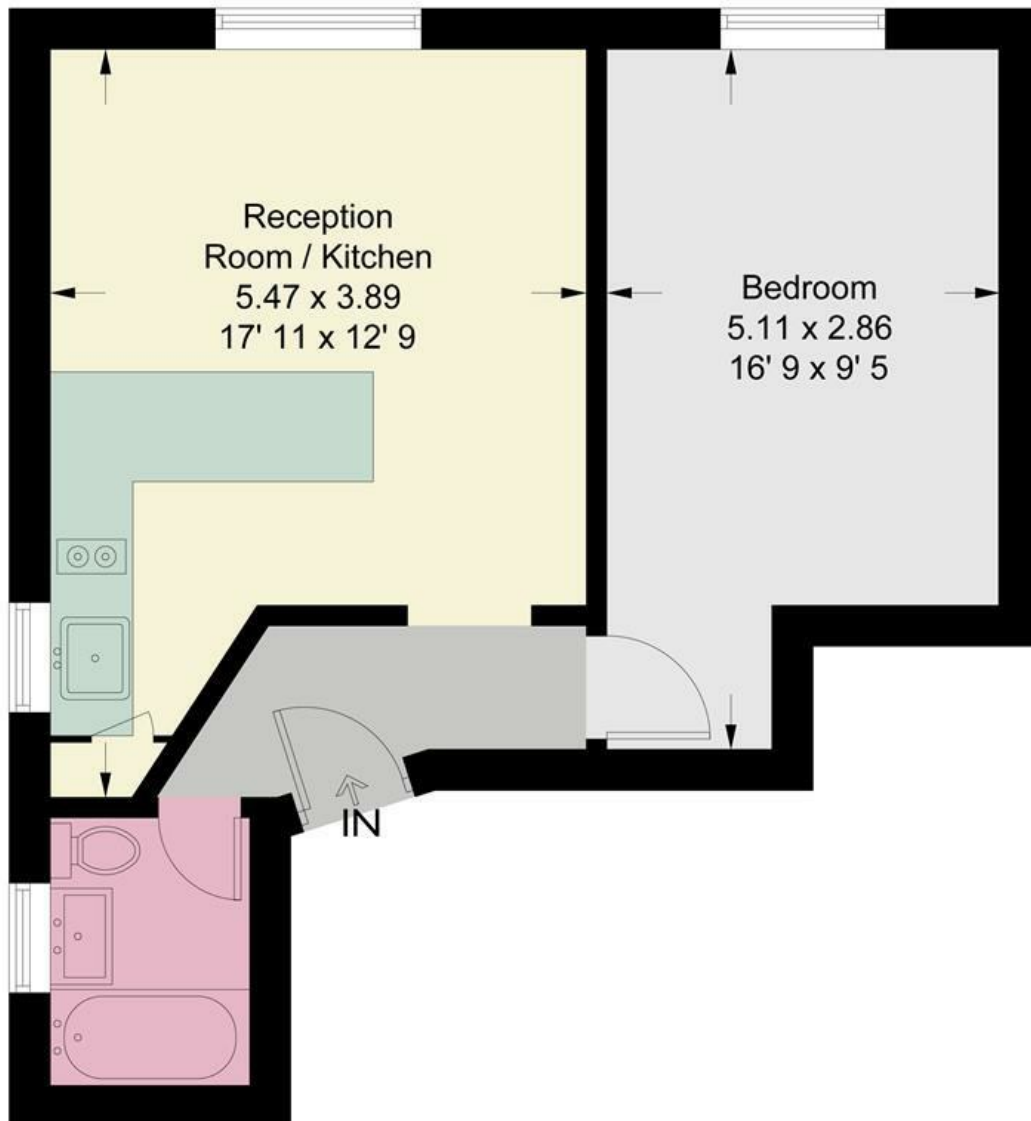


Handsome First Floor Period Conversion



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## 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) <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			
		<b>73</b>	<b>78</b>
<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	

