



**JAMES
ANDERSON**













TO LET

Castelnau, Barnes, SW13

£2,250 Per Month

Per Month

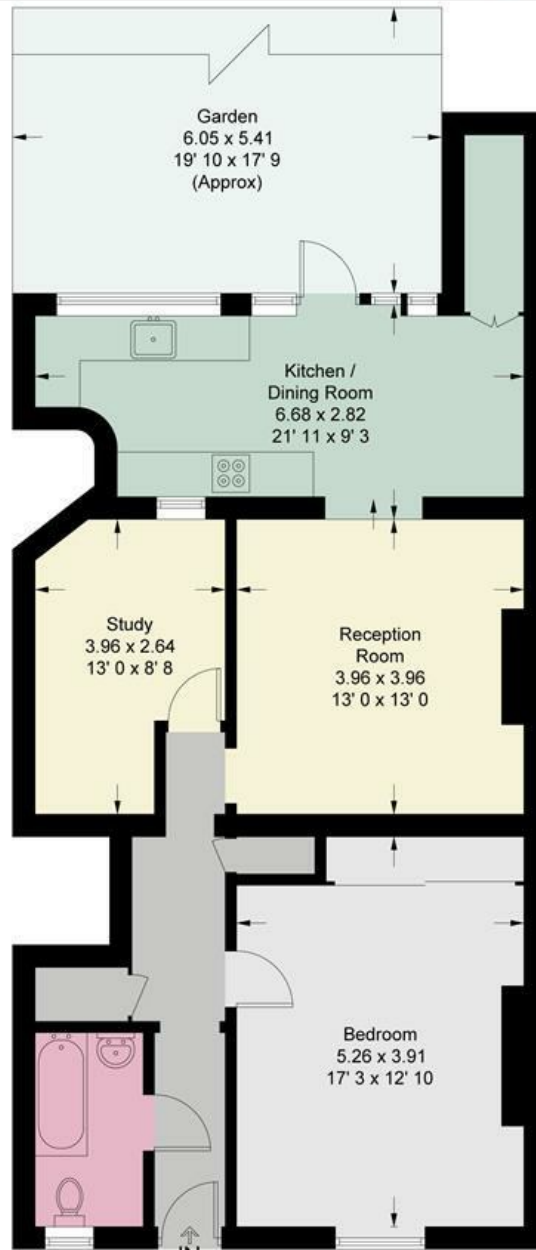
This charming and larger than average conversion apartment is located in a very impressive building on the popular Castelnau. The bright and spacious living room leads on to a fantastic kitchen / diner with a patio. There are two large double bedrooms with plenty of storage and a modern bathroom. This apartment is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. Further benefits include off street parking and an external storage unit which would be ideal for bikes or buggies.

-  Two Double Bedrooms
-  Modern Bathroom
-  Spacious Reception Room
-  Stunning Kitchen
-  EPC D / Council Tax D / Deposit £2,769.23
-  Hammersmith Tube
-  Outstanding Local Schools
-  Barnes Village
-  Private Patio
-  Minimum Term 12 Months / Holding Deposit £553.84



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

0208 878 8688



Lower Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

