



JAMES  
ANDERSON



## FOR SALE

**£630,000**

6 Castelnau, Barnes, SW13

Guide Price

A purpose built, modern apartment neatly situated at the bottom of Castelnau and within a short walk to the local shops and amenities of Barnes Village. This spacious property is located on the first floor and is arranged to provide two double bedrooms, both with fitted wardrobes, and both having access on to a large terrace at the rear. The living area is at the front of the property and is surprisingly spacious, with a separate modern kitchen and a modern shower room. There is residents parking at the rear of the building and the property is for sale with no onward chain. There is a long lease as this has been recently extended by the current owner, along with replacement windows, and a new back door. The property is close to the high street, where you will find a variety of shops, cafes, pubs and restaurants. There is also the duck pond, and the River Thames. Barnes and Barnes Bridge stations provide a service into Waterloo whilst there are good bus services to Richmond and Putney. Hammersmith Underground is also nearby. The schools in the area include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC), and Barnes Primary School.



Two Double Bedrooms



Modern Shower Room



Spacious Living Area



Modern Kitchen



EPC Rating C | Council Tax D | Leasehold



Barnes Station



Excellent Local Schools



Close to Barnes High Street



Large Private Rear Terrace



Residents Parking At The Rear



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

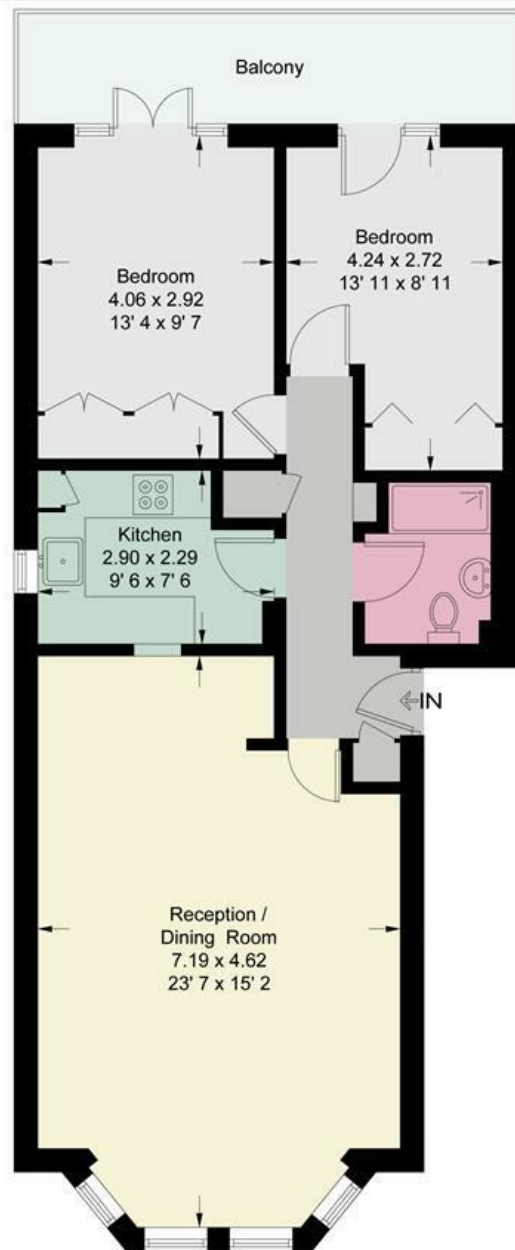
020 8876 0100

# Fairbairn Lodge

Approximate Gross Internal Area = 780 sq ft / 72.5 sq m



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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>                            | <b>78</b>                                                                                                    | <b>78</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>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

