



**JAMES  
ANDERSON**



## TO LET

Castelnau, London, SW13

## £1,200 Per Month

Per Month

A studio apartment situated within easy access of Hammersmith tube on Castelnau in Barnes. This first floor apartment comprises a large reception/bedroom leading into a fully fitted modern kitchen and fully tiled shower room with power shower. Barnes Bridge station (26minutes to Waterloo) is a short distance away, and the shopping, restaurants and pubs of Castelnau and Barnes Village are all close by, as is the River Thames.

-  Studio Apartment
-  Refitted Shower Room
-  Modern Kitchen
-  Spacious Studio
-  EPC C / Council Tax B / Deposit £1,384.61
-  Hammersmith Station
-  Local Schools
-  Easy Access to the City Centre
-  Furnished
-  £276.92 Holding Deposit / 12 Month Minimum Term



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

0208 878 8688



**First Floor**

**Castelnau**

Approximate Gross Internal Area = 283 sq ft / 26.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (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>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |         |           |
| (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>  |                         |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |         |           |

