



**JAMES
ANDERSON**



TO LET






14 Castelnau, Barnes, SW13

£1,350 Per Month

Per Month

A delightful ground floor conversion apartment located on Castelnau close to Barnes Village. The property consists of a bright reception room with patio doors leading to pretty communal gardens, fully fitted kitchen, bathroom with shower over bath, and a large double bedroom with built in wardrobes. The property also benefits from an extra storage cupboard with a freezer and washing machine. Located at the foot of Castelnau within close proximity to the restaurants, shops and pubs of Church Road and Barnes Village. The Wetlands Centre is located behind the property and Barnes Common is also very close by. Barnes Station offers services to Waterloo in 26 minutes and there are several bus routes such as the 209 and 33 to Hammersmith Tube Station.

-  One Double Bedroom
-  Modern Bathroom
-  Spacious Reception
-  Kitchen With New Appliances
-  EPC Rating D

-  Barnes Station
-  St Osmund School
-  Barnes Village
-  Communal Gardens
-  Council Tax C (£1797 per annum)



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

0208 878 8688



Ground Floor

Castelnau

Approximate Gross Internal Area = 426 sq ft / 39.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

