



**JAMES  
ANDERSON**



## FOR SALE

**£745,000**

89 Castelnau, Barnes, SW13

Guide Price

A beautifully presented ground floor apartment neatly situated on the highly favoured 'Castelnau' road in Barnes. This spacious property (approx 1021 sqft) has undergone extensive refurbishment to create a fantastic, modern home that is available for sale with no onward chain. The accommodation is arranged to provide two double bedrooms, both with fitted wardrobes, the main bedroom also having double doors out to the rear garden. There is a cloakroom, plus a stylish family bathroom, and a sitting room that leads to a fantastic kitchen/dining room with integrated appliances, that also has access out to the rear. There is a west facing, private enclosed rear garden, which has a terrace across the rear, with steps up to a garden area mainly laid to lawn with raised beds. There is a front patio area which leads to the private entrance to the property. Residents off road parking is available at the front of the building. Castelnau is walking distance 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 With Fitted Wardrobes



Stylish Family Bathroom Plus Cloakroom



Attractive Sitting Room



Lovely Kitchen/Dining Room With Integrated Appliances



EPC Rating D / Council Tax E / Share Of Freehold



Barnes & Barnes Bridge Stations



Excellent Local Schools



No Onward Chain



Private Rear Garden



Residents Parking At Front



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

020 8876 0100



GROSS INTERNAL AREA (GIA) The footprint of the property 94.92 sqm / 1021.71 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 85.91 sqm / 924.73 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 1.71 sqm / 18.41 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 93.09 sqm / 1008.47 sqft  
IPMS 3C RESIDENTIAL 86.75 sqm / 933.77 sqft

spc id : 61e6fbeb904cd90dc0a47e88

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>80</b>

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

