



**JAMES  
ANDERSON**



## FOR SALE

## £940,000

Castelnuo, Barnes, SW13

Guide Price

A beautifully presented mansion block apartment, neatly situated close to Hammersmith Bridge and overlooking St Pauls School playing fields with views towards the River Thames. This spacious, third floor property is flooded with natural light, whilst being decorated throughout in light neutral tones. The accommodation is arranged to provide three double bedrooms, the principal bedroom benefitting from fitted wardrobes, an attractive fireplace, and a balcony offering some delightful views, whilst the second bedroom benefits from an en-suite shower room. There is a modern bathroom, large sitting room with another lovely fireplace, and a spacious, modern kitchen/dining room at the rear of the property, that has access down to the attractive gardens and grounds at the rear of the building. Castelnuo Mansions is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's under ground and over ground network is also a short walk over the bridge. 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.

Lease start date: 01/01/2004 - Lease end date: 01/03/3003 (999/981 years remaining) - Share of Freehold - Peppercorn ground rent - Council Tax Band F = £2920



Three Double Bedrooms



Modern Family Bathroom & En-Suite Shower Room



Attractive Sitting Room



Modern Light Kitchen/Dining Room



EPC Rating C



Hammersmith Station



Excellent Local Schools



Balcony Off Main Bedroom



Council Tax Band F = £2920



Share of Freehold



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020 8876 0100

# Castelnau Mansions

Approximate Gross Internal Area = 1165 sq ft / 108.2 sq m



Third 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) <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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

