





# FOR SALE

### Castelnau, Barnes, SW13

# £940,000

#### 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. Castelnau 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



 EPC Rating C

- '□
  Hammersmith Station

  Image: State of the state of the
- Balcony Off Main Bedroom
- Council Tax Band F = £2920
- Share of Freehold

#### 020 8876 0100

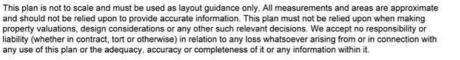
### **Castelnau Mansions**

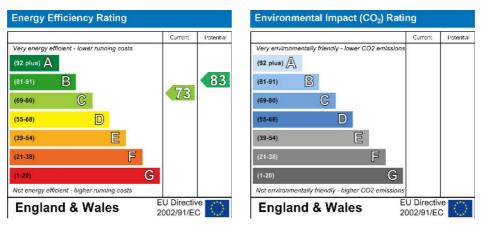
Approximate Gross Internal Area = 1165 sq ft / 108.2 sq m





Third Floor







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

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