



**JAMES  
ANDERSON**













## TO LET

Castelnau Gardens, Barnes, SW13

## £2,750 Per Month

Per Month

A truly stunning two bedroom mansion apartment enviously located in the popular and peaceful Castelnau Gardens. This property is of an exceptional standard throughout, boasting a spacious and light reception room newly decorated with a beautiful fire place, two double bedrooms with fitted wardrobes, a well fitted eat in kitchen with integrated appliances and a stylish modern bathroom. The property also has newly installed carpets throughout. The property is within easy reach of Hammersmith Tube and Barnes Village.

-  Two Double Bedrooms
-  Modern Bathroom
-  Spacious Reception
-  Large Eat in Kitchen
-  EPC Rating C / Council Tax E / Deposit £3,173.07
-  Close To Hammersmith Bridge
-  St Pauls School
-  Castelnau
-  Period Features
-  12 Month Minimum Term / Holding Deposit £634.61

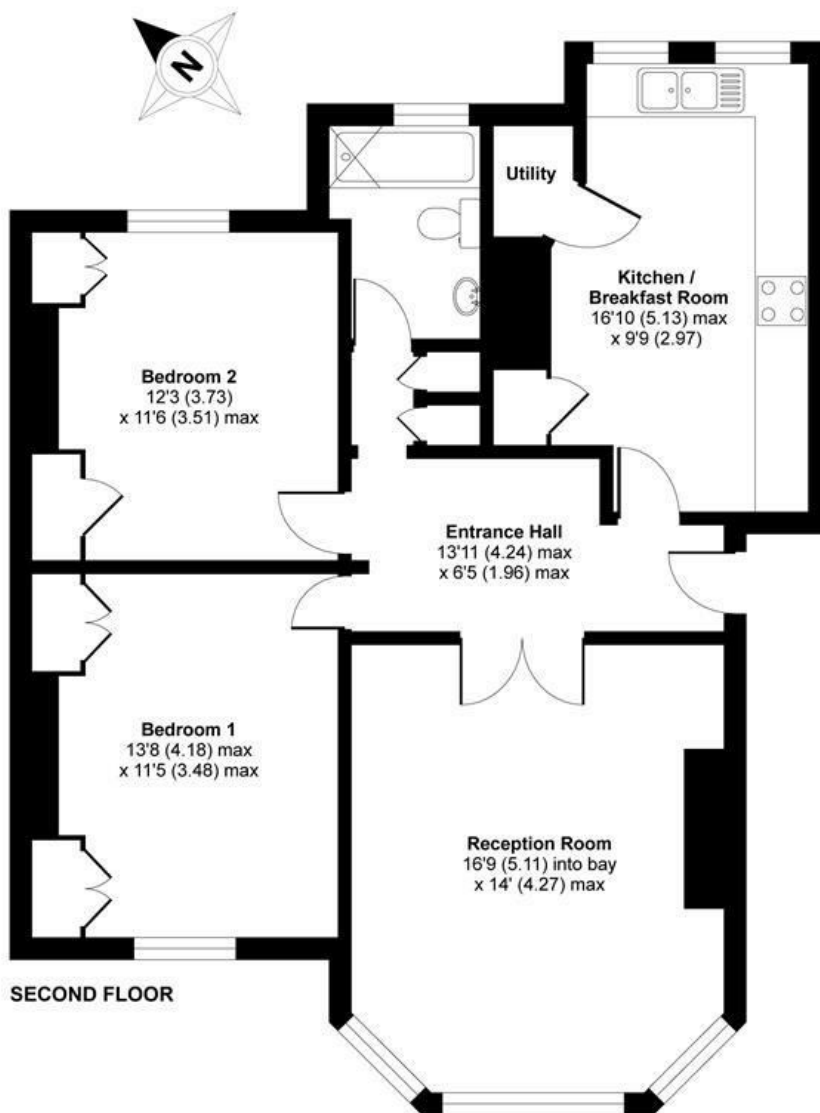


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 878 8688

# Castelnau Gardens, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT 81.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>		
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