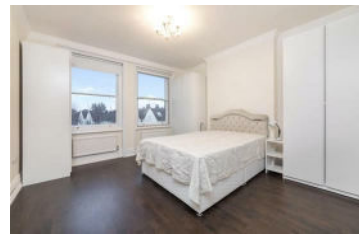




**JAMES  
ANDERSON**








# TO LET

**£3,500 Per Month**

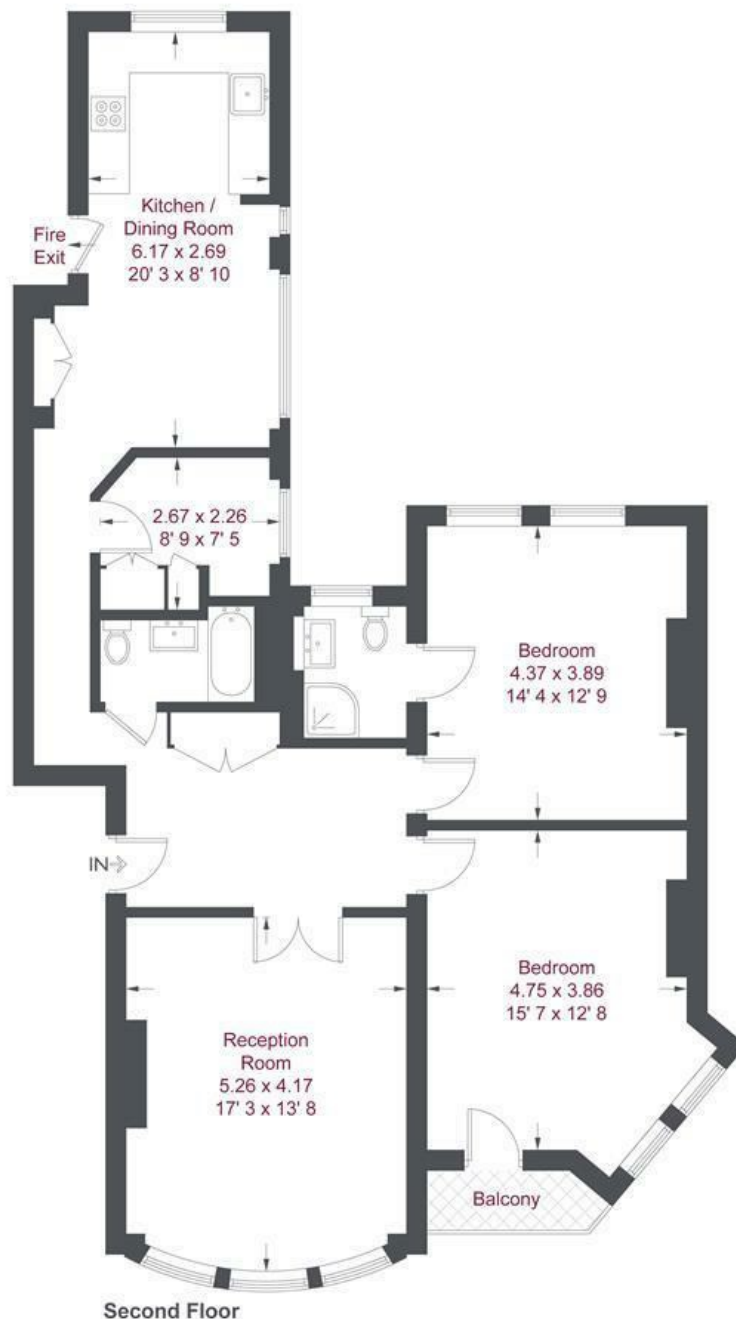
Castelnau Mansions, Barnes, SW13

Per Month

Presented to the market is this recently renovated three double bedroom apartment situated in a desirable mansion block with communal gardens. Internally the property offers a light and spacious living room with stunning views of the local area. The large master bedroom offers a refurbished en suite shower room, there are two further double bedrooms, one with a balcony, and a modern family bathroom. There is a generous open plan kitchen with appliances and separate dining area. Barnes Bridge station (26minutes to Waterloo) is a short distance from the apartment and the shopping, restaurants and pubs of Castelnau and Barnes Village are all close by as is the River Thames. The green open spaces of Barnes Duck Pond and Barnes Common, Vine Road Recreation Ground and Richmond Park are all within easy reach.

-  Three Bedrooms
-  Second floor
-  Two Bathrooms
-  Open plan kitchen
-  Large Reception Room
-  Close to Hammersmith
-  Separate Dining Area
-  Wooden Floor Throughout
-  EPC Rating C / Council Tax F / £4,038.46 Deposit
-  Minimum Term 12 Months / Holding Deposit £807.69





Second Floor

### Castelnau Mansions

Approximate Gross Internal Area = 1178 sq ft / 109.5 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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

