



**JAMES  
ANDERSON**



## TO LET

Castelnau, Barnes, SW13

## £2,500 Per Month

Per Month

This first floor apartment offers a nice modern family bathroom, recently installed carpets throughout and the property has recently been re-painted. Located in the popular North Barnes, moments away from Hammersmith Bridge and the 209 bus stop which takes you into the village. This bright and airy apartment comprises of a spacious family kitchen, two double bedrooms and one slightly smaller bedroom plus a modern bathroom. This property further benefits from a private decked terrace.



Three Bedrooms



Modern Bathroom



Spacious Reception



Large Kitchen



EPC Rating D/ Council Tax D/ Deposit £2,596.15



Hammersmith Tube Station



St Pauls School



Excellent Transport Links

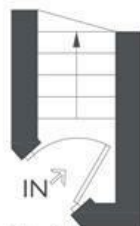


Private Roof Terrace

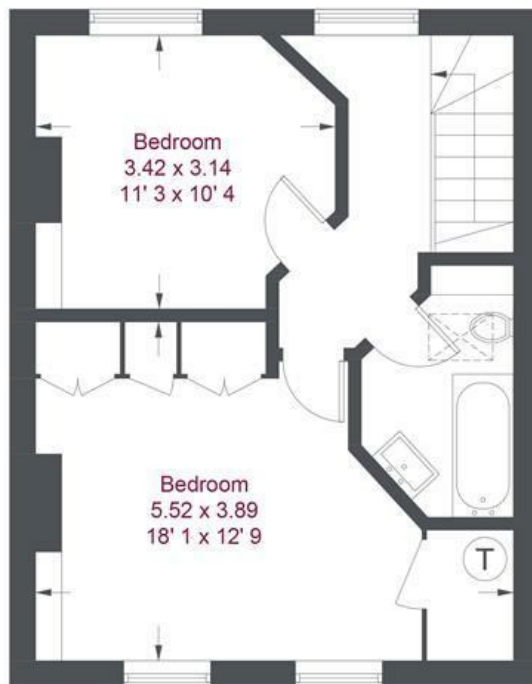


12 Month Minimum Term / Holding Deposit £519.23





**First Floor**  
20 sq ft / 1.9 sq m



## Castelnau

Approximate Gross Internal Area = 1012 sq ft / 94.1 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>		
(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	

