



**JAMES
ANDERSON**



TO LET

Castelnau, SW13

£2,500 Per Month

Per Month

Presented to the market is an impressive 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



Two Bathrooms



Large Reception Room



Separate Dining Area



EPC Rating C



Third floor




Open plan kitchen



Close to Hammersmith



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	