



**JAMES
ANDERSON**



TO LET

Castelnau, Barnes, SW13

£2,000 Per Month

Per Month

This first floor apartment offers a large, bright reception room, modern fully fitted kitchen, two double bedrooms with built in wardrobes and access to a large balcony, and a bathroom with an impressive waterfall shower. The property has off street parking and is in walking distance to all of the amenities in Barnes village. Barnes station is also a short walk away.



Two Double Bedroom



Modern Bathroom



Bright Reception



Modern Kitchen



EPC C / Council Tax D / Deposit £2,307.69



Barnes Station



St Osmunds Primary School



Close to Barnes High Street



Barnes Pond Nearby



12 Month Minimum Term / Holding Deposit £461.53



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

0208 878 8688



First Floor

Fairbairn Lodge

Approximate Gross Internal Area = 780 sq ft / 72.5 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) 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	

