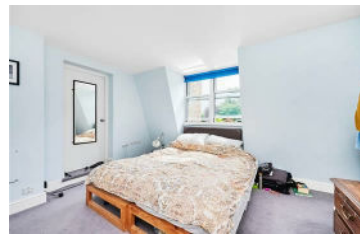




**JAMES
ANDERSON**



TO LET

Castelnau, Barnes, SW13

£1,750 Per Month

Per Month

An extremely spacious one bedroom apartment that is conveniently located for the shops of Barnes Village and also Barnes Train Station. This stylish split level apartment offers open plan living accommodation with a generous sized lounge and kitchen complete with appliances. The first floor offers a well proportioned bedroom with a modern en-suite bathroom.

Council tax and Gas included in the rent.



One Bedroom Apartment



Two Modern Bathroom



12 Month Minimum Term / Holding Deposit £403.85



Kitchen



EPC Rating C / Council Tax Included / Deposit £2,019



Barnes Station



Split Level Apartment



Barnes Village



River Thames



Bright Reception



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

0208 878 8688

Castelnau

Approximate Gross Internal Area = 798 sq ft / 74.2 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 22 sq ft / 2 sq m
 Total = 820 sq ft / 76.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

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

