



JAMES  
ANDERSON



## FOR SALE

**£950,000**

Castelnau, London, SW13

Asking Price

A beautiful mansion block apartment, situated very close to the Hammersmith Bridge and the River Thames. This spacious, ground floor property is very well-presented, and is tastefully decorated throughout, maintaining original features, and complemented with parquet wooden flooring. The accommodation is arranged to provide three double bedrooms, with the main bedroom benefitting from bespoke fitted wardrobes and, the spacious second bedroom with a lovely garden view. The property benefits from a modern bathroom, a large elegant reception room with built-in shelving and storage, and a spacious, modern kitchen/dining room to the rear of the property. There are also 4 working fireplaces situated in the bedrooms and living spaces. There is access from the kitchen out to attractive gardens and grounds at the rear of the building. Castelnau Mansions is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's underground and overground network are also a short ten minute walk over the bridge. The schools in the area include The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few. This lovely property is available for sale with no onward chain.



Three Double Bedrooms



Modern Family Bathroom



Large Reception Room with Substantial Bay Window



Modern Kitchen/Dining Room



EPC Rating D / Council Tax F / Share Of Freehold



Hammersmith Station



Excellent Local Schools



Elegantly Decorated with Original Wooden Flooring



No Onward Chain



Ground Floor Mansion Block Apartment

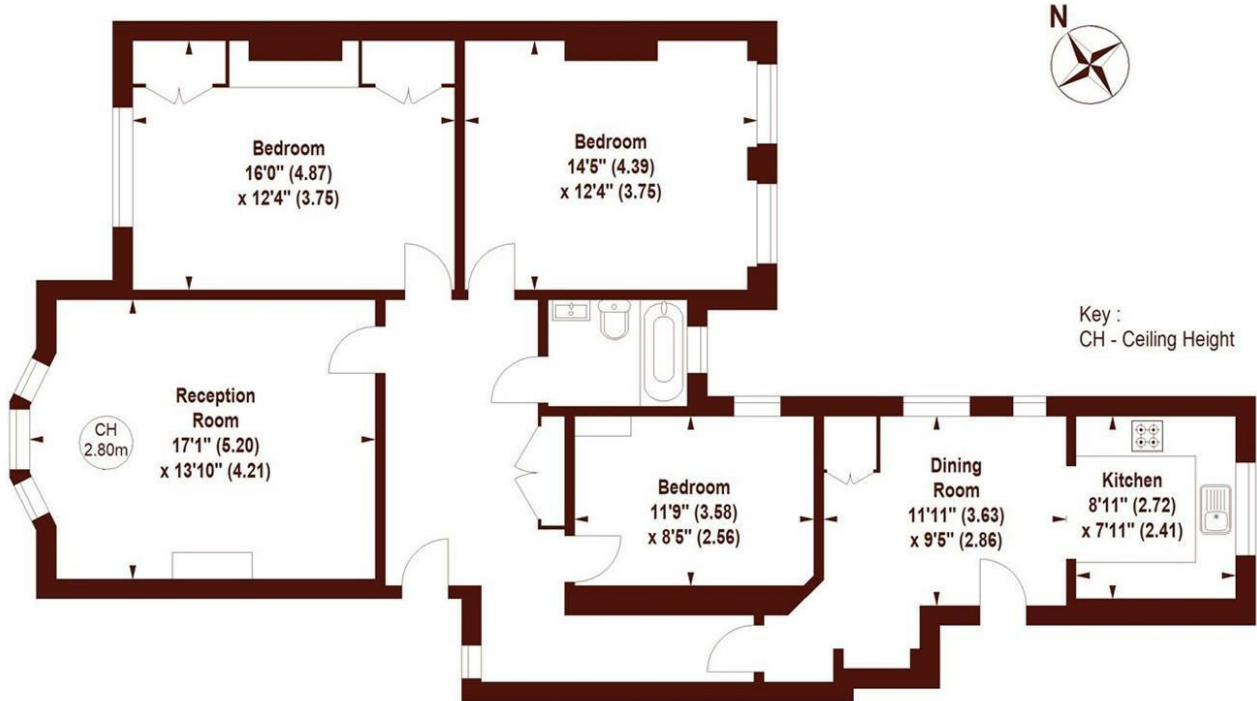


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

# Castlenau Mansions, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1173 SQFT / 108.97 SQM



## GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	61	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

