



**JAMES
ANDERSON**



TO LET

Castelnau, Barnes, SW13

£1,650 Per Month

Per Month

A wonderfully light and well presented second floor apartment. This modern apartment is arranged to provide one double bedroom with fitted wardrobes, a reception/dining room, a well equipped kitchen and a stylish modern shower room. The property is further enhanced by having a private garage. The flat is conveniently placed for the amenities of Church Road and Barnes Village. For the commuter Barnes station is a short distance away with the underground links of Hammersmith also being within easy reach.



One Bedroom Apartment



Modern Shower Room



Bright Reception



Open Plan Kitchen



EPC Rating C / Council Tax C / £1903.84 Deposit



Barnes Station



Excellent Local Schools



Close to Shops



Garage

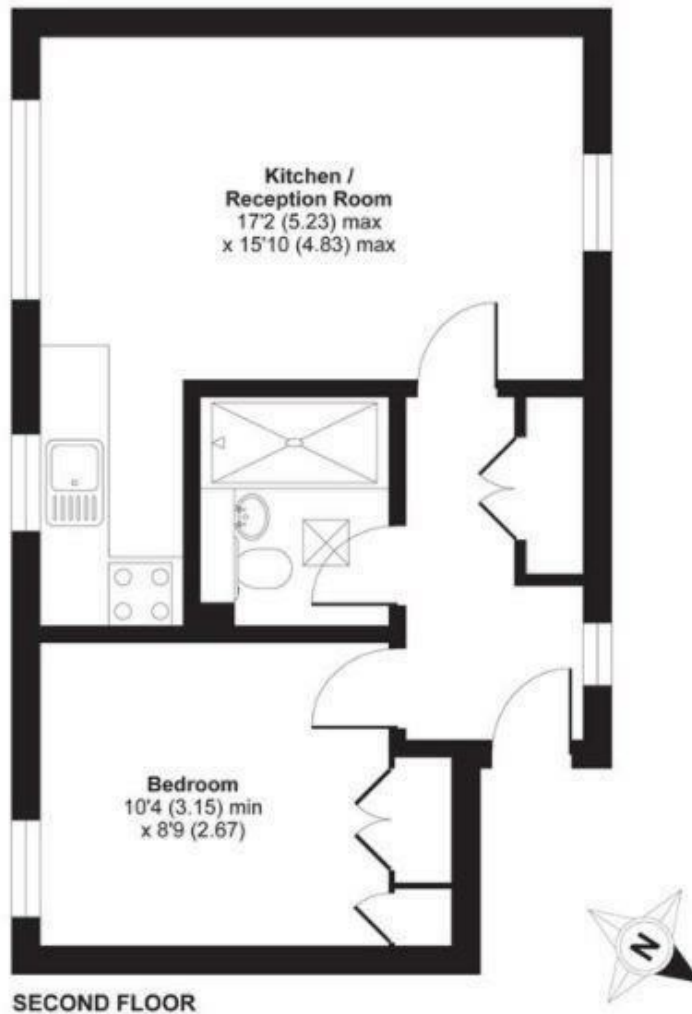


12 Month Minimum Term / Holding Deposit £380.76



Castelnau, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 398 SQ FT 36.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	

