



JAMES
ANDERSON



FOR SALE

£499,995

75 Castelnau, Barnes, SW13

A well-presented purpose-built apartment neatly situated on Castelnau in Barnes, which is within easy reach of The Hammersmith Bridge. The property is located on the first floor, above the local library, and has accommodation which is arranged to provide two double bedrooms with fitted wardrobes, a modern bathroom, separate cloakroom, and a spacious open-plan living area that incorporates the kitchen. The property further benefits from double glazing, gas heating, a lockable storage shed in the basement, and residents parking at the rear. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include The St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmunds' (RC), and Lowther Primary School. Barnes Village is nearby where you will find a variety of shops, cafes, pubs and restaurants. There is also the local duck pond, The London Wetland Centre and The River Thames nearby. The property is available for sale with no onward chain.

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|--|---|
|  Two Bedrooms |  Hammersmith & Barnes Stations |
|  Modern Bathroom |  Excellent Local Schools |
|  Open Plan Living |  No Onward Chain |
|  Spacious Kitchen Area |  Residents Parking At The Rear |
|  EPC Rating C / Council Tax D / Leasehold |  Purpose-Built First Floor Apartment |

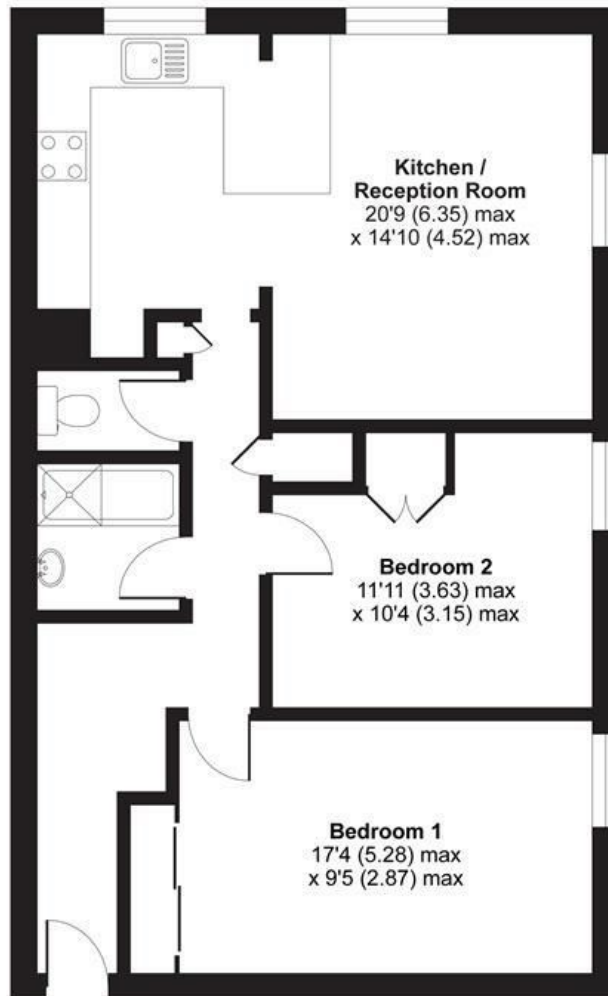


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100

Castelnau, Barnes, SW13

APPROX. GROSS INTERNAL FLOOR AREA 736 SQ FT 68.4 SQ METRES



FIRST FLOOR

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	

