



207c Castelnau, London, SW13 9EA

A beautifully presented completely refurbished two-bedroom apartment close to River Thames on prestigious Castelnau in Barnes. The apartment is split-level and light and airy throughout.

The property comprises of:

- Over 1000 sq ft of living space
- A modern, fully equipped eat-in, triple aspect kitchen
- Double height hallway
- Two double bedrooms - the master is an open-plan loft conversion with separate office space
- Built-in shelving and wardrobes
- Modern bathroom

£2,500 PCM

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- Over 1000 sq ft of living space
- On-street parking
- Beautifully-maintained, 60ft garden with outdoor seating areas
- Views over St Paul's playing fields
- Under stair storage room
- Double glazing throughout
- Smokers- No

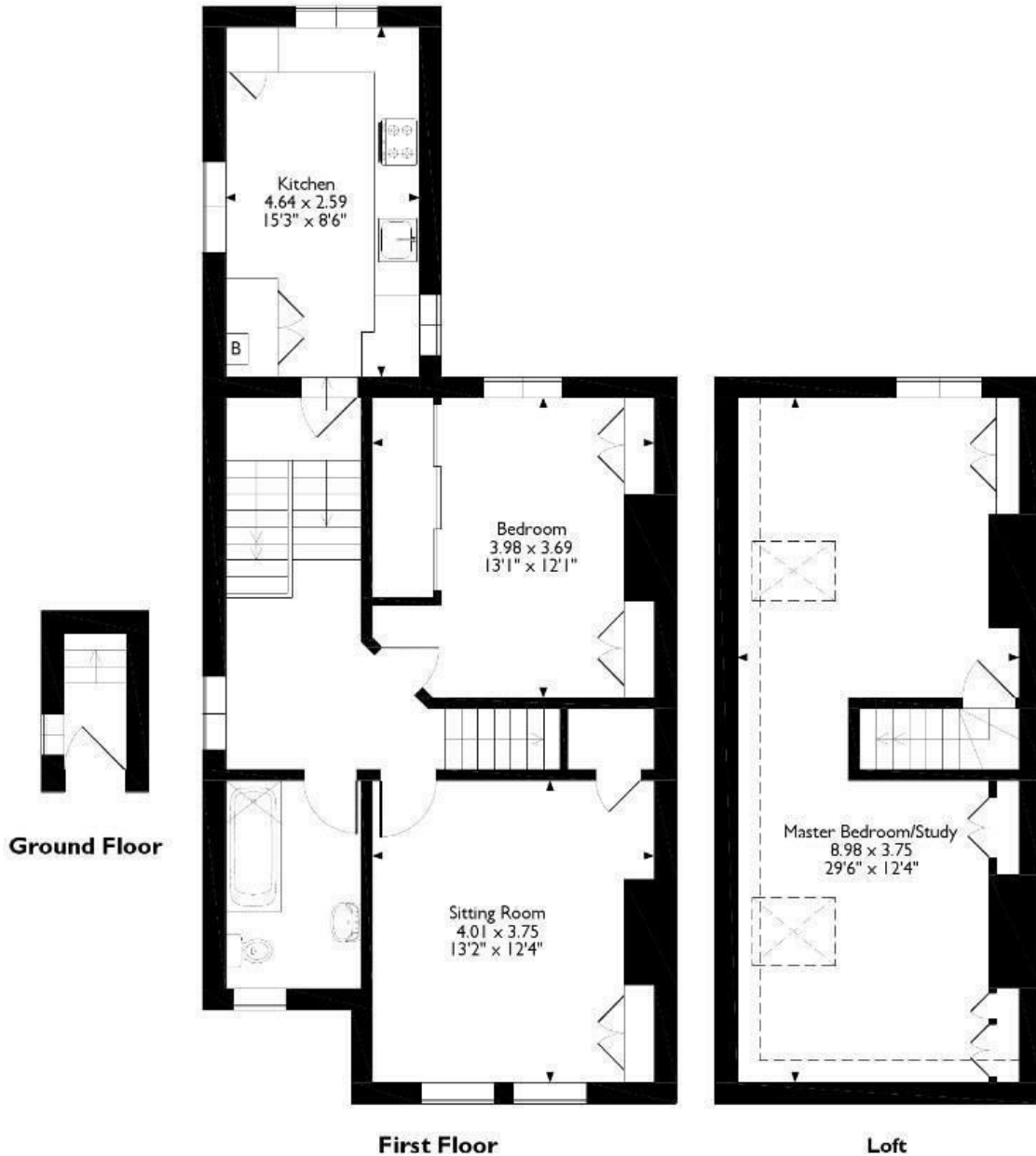


[Directions](#)



Floor Plan

Castelnau, London
 Approximate Gross Internal Area
 Ground Floor = 16 sqft/1 sqm
 First Floor = 669 sqft/62 sqm
 Loft = 326 sqft/30 sqm
 Total = 1011 sqft/93 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
	50	72	
<small>Very energy efficient - lower running costs</small> <small>(81-91)</small> <small>(69-80)</small> <small>(55-68)</small> <small>(39-54)</small> <small>(21-38)</small> <small>(1-20)</small> <small>Not energy efficient - higher running costs</small>			<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91)</small> <small>(69-80)</small> <small>(55-68)</small> <small>(39-54)</small> <small>(21-38)</small> <small>(1-20)</small> <small>Not environmentally friendly - higher CO₂ emissions</small>
England & Wales	EU Directive 2002/91/EC		England & Wales