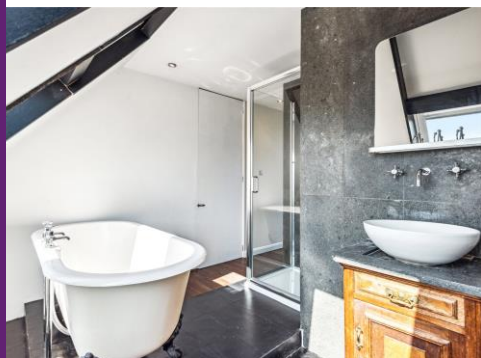




Castelnau - Barnes, SW13

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £425,000****

A spacious apartment, boasting over 850 sq. ft. across two floors in the sought after North Barnes area. This duplex apartment has the added charm of a roof terrace at the rear of the property, providing you with bright, open living quarters. The first floor of the property entertains a sizeable kitchen and a large reception/dining room, with the second floor housing two bedrooms and bathroom. The location of this apartment is ideal for anyone looking to commute into central London via Hammersmith Station (Hammersmith Bridge currently open to foot and cycle traffic) or enjoy walks along the river.

This is an ideal purchase for a first time buyer or as a rental investment (recent rent achieved £2163 per calendar month). The Management company is made up of flat owners and recent completed maintenance works include a new roof and external decoration.

Starting Bid

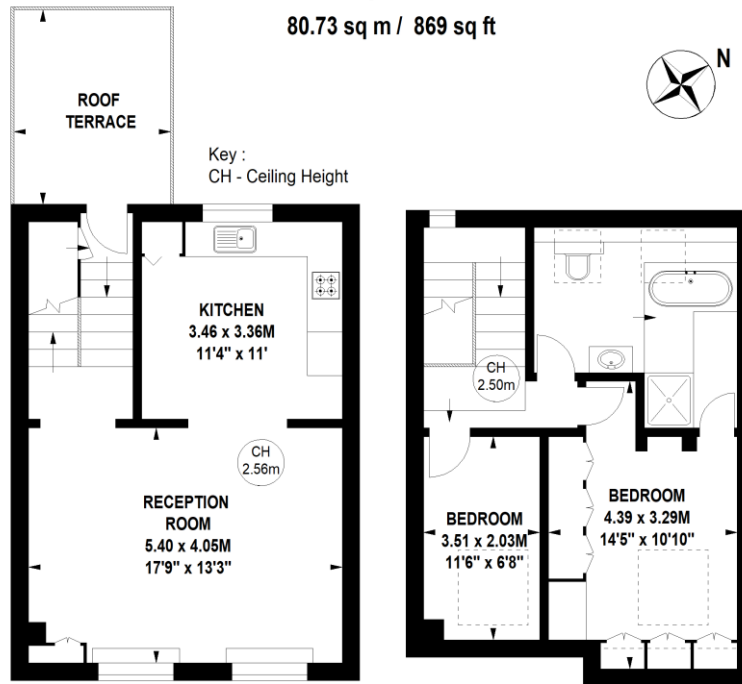
£425,000

CHESTERTONS

Castelnau, SW13

Approximate gross internal area

80.73 sq m / 869 sq ft



Third Floor

Fourth 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

Tenure: Leasehold – 951 years remaining

Service Charge: £1,860 per annum

Ground Rent: £100 per annum

Local Authority: Richmond upon Thames

Council Tax Band: D

*Some older photos used

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

London

SW13 9LD

sales.barnes@chestertons.co.uk

020 8748 8833

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable