



# Castelnau

Barnes, SW13

£4,000 per month  
(£923.08 per week)

A beautiful first floor flat, within a charming period conversion, on renowned Castelnau. The property benefits from generous proportions, high-ceilings and large sash windows. The property boasts a bay-fronted reception room, two double bedrooms, a well-appointed kitchen and two bathrooms. Off-street parking is available on a first-come, first-served basis.

The reception room offers a stylish bespoke bar area. The kitchen is sleek in design and cabinetry is plentiful. The principal bedroom provides bespoke alcove wardrobes and an en-suite shower room. The second bedroom also has bespoke storage and the bathroom has high-specification fittings.

Located at the Village-end of Castelnau, the property is a stone's throw from the delights of Barnes High Street, the Pond and the Green. All the necessary amenities are situated on nearby Church Road. Convenient transport links are close by at Barnes and Barnes Bridge stations. Pedestrian access across Hammersmith Bridge offers access to underground rail networks.

**CHESTERTONS**





# Castelnau

## Barnes, SW13

- SHORT LET (BILLS INCLUDED)
- Charming Period Conversion
- Two Double Bedrooms & Two Bathrooms
- Off-Street Parking (First Come First Served)
- Convenient Location for Amenities & Transport



**Minimum Term:** one month  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** E  
**EPC Rating:** D  
**Furnished**

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 Lettings**

68-69 Barnes High Street  
 Barnes  
 London  
 SW13 9LD  
 barnes@chestertons.co.uk  
 020 8748 7733  
 chestertons.co.uk

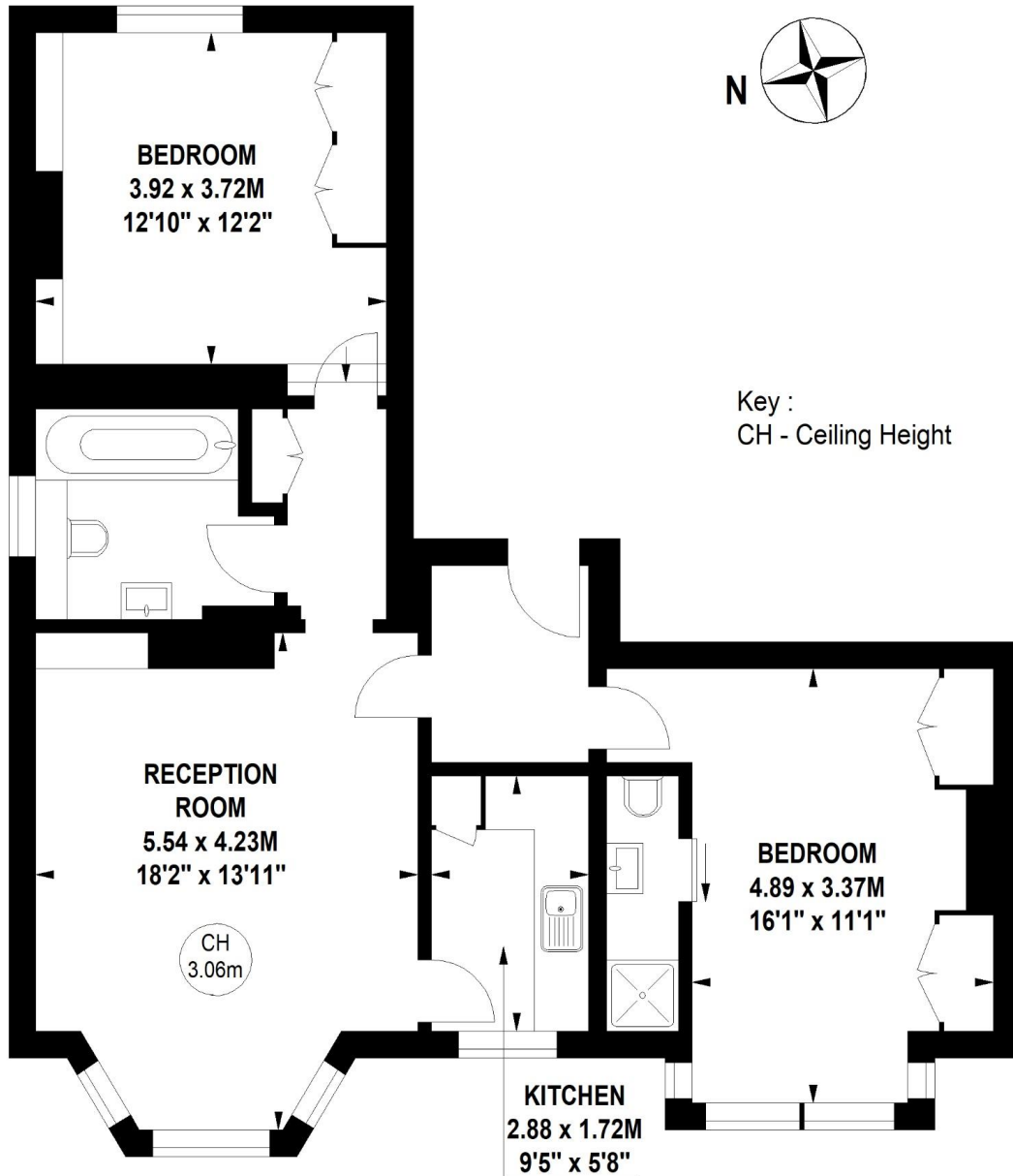
Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory Check: Approx. £100-£250 (inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



# Castelnau, SW13

Approximate gross internal area

77.85 sq m / 838 sq ft



## First 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

