



# Castelnau

Barnes, SW13

£3,500 per month  
(£807.69 per week)

An immaculately presented apartment on the ground floor of an attractive mansion building on renowned Castelnau. The property boasts a shared garden and proximity to Hammersmith Station.

The entrance hall within the flat opens onto all rooms. The light bay-fronted reception room has concertina doors along one wall to allow it to be closed off from the rest of the accommodation or to be more open-plan. The kitchen and dining room offers banquette seating and direct access to the gardens.

The master bedroom boasts an en-suite shower room, a feature fireplace and bespoke fitted wardrobes. There are two further well-proportioned bedrooms and a main bathroom.

Castelnau provides all the necessary amenities, including a Tesco Metro and several independent cafés and eateries. There are multiple bus routes available moments from the property.

**CHESTERTONS**



# Castelnau

## Barnes, SW13

- Ground Floor Mansion Flat
- Immaculately Presented Throughout
- Offered Furnished
- Communal Garden
- Near Hammersmith Station



**Minimum Term:** 12 months  
**Deposit Required:** five weeks rent (£4,038.46)  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** F  
**EPC Rating:** D  
**Furnished**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(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)

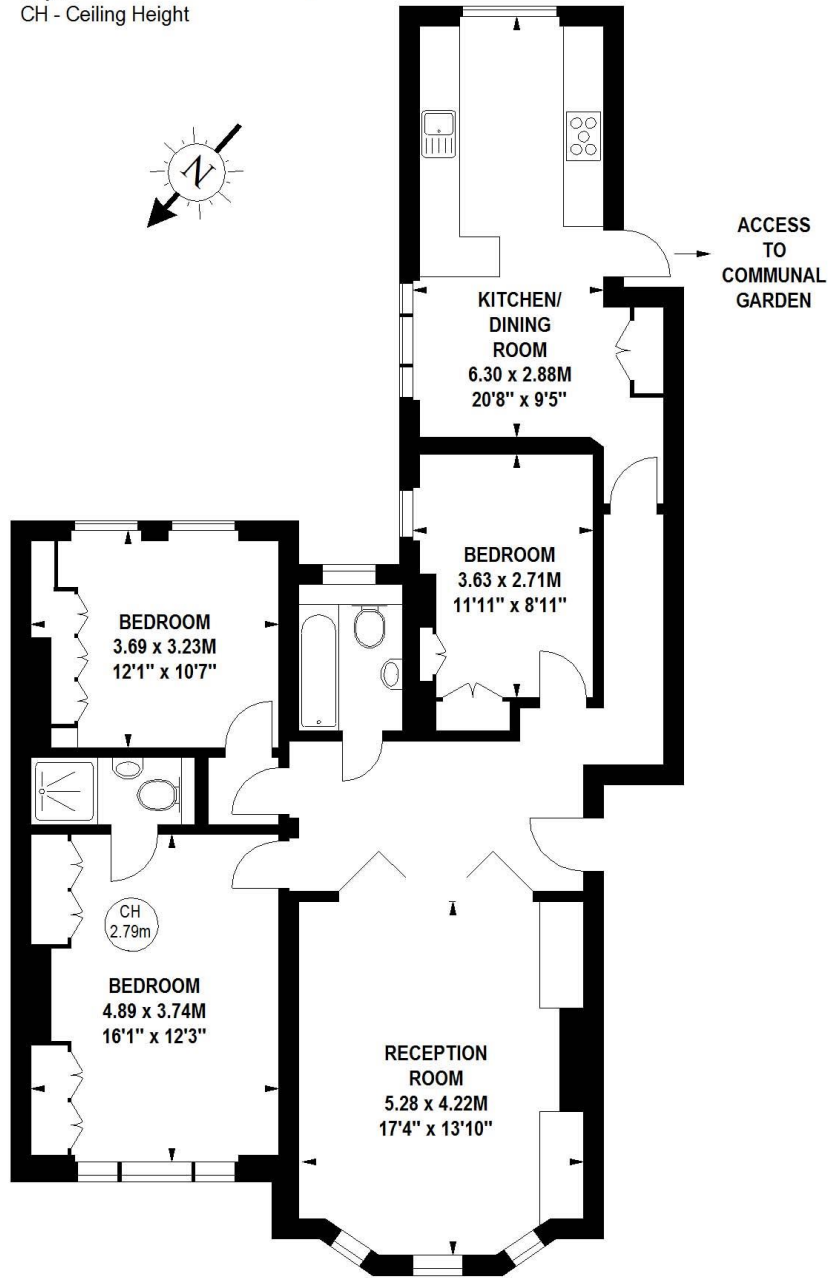
Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory Check: Approx. £100-£250 (inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

# Castelnau Mansions, SW15

Approximate gross internal area

109.34 sq m / 1177 sq ft

Key :  
CH - Ceiling Height



## Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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