



# Castelnau

Barnes, SW13

£1,850 per month  
(£426.92 per week)

A charming flat set on the top floor of a period conversion on renowned Castelnau. The property boasts stylish finishes, wood flooring and large sash windows throughout.

Accommodation includes an open-plan living space with a reception space, a dining area and a kitchen. The double bedroom benefits from generous fitted wardrobes and the bathroom is fully-tiled with a walk-in shower.

The flats position on Castelnau offers proximity to pedestrian access across Hammersmith Bridge, ideal for commuting via The Broadway, and to several local bus routes.



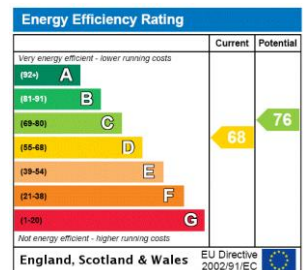
# Castelnau

## Barnes, SW13

- Top Floor Conversion Flat
- Stylish Finishes & Wood Flooring
- Large Windows Throughout & Skylights
- Ample Bespoke Wardrobes
- Ideal Location for Commuting



**Minimum Term:** 12 months  
**Deposit Required:** five weeks rent (£2,134.60)  
**Local Authority:** London Borough of Richmond upon Thames  
**Council Tax Band:** D  
**EPC Rating:** D  
**Furnished / Part-Furnished**



**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)

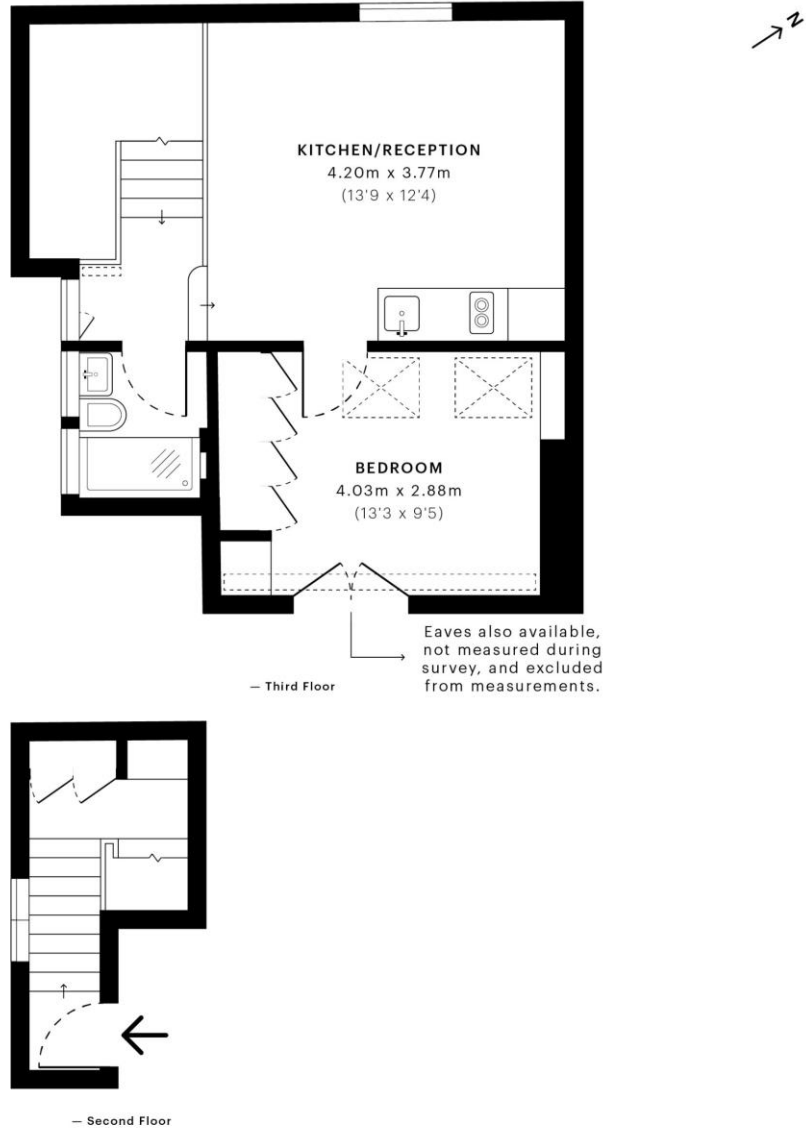


# Castelnau, SW13

CAPTURE DATE 18/03/2022 LASER SCAN POINTS 1,314,935

GROSS INTERNAL AREA

43.38 sqm / 466.94 sqft



 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
**43.38 sqm / 466.94 sqft**

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
**36.96 sqm / 397.83 sqft**

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.00 sqm / 0.00 sqft**

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
**0.58 sqm / 6.24 sqft**



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 38.47 sqm / 414.09 sqft  
IPMS 3C RESIDENTIAL 37.10 sqm / 399.34 sqft

SPFC ID 6230cc6a9d0dc90e58ce8617

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