



**JAMES  
ANDERSON**



## FOR SALE

**£900,000**

Castelnau, London, SW13

Guide Price

A beautifully presented mansion block apartment, neatly situated close to the Hammersmith Bridge, and overlooking St Pauls School playing fields with views towards the River Thames. This spacious, third floor property is flooded with natural light, whilst being decorated throughout in light neutral tones. The accommodation is arranged to provide three double bedrooms, with the principal bedroom benefitting from a modern en-suite shower room, whilst the second bedroom further benefits from a balcony, offering some delightful views. There is a modern bathroom, a large sitting room with attractive fireplace, and a spacious, modern kitchen/dining room at the rear of the property, that has access down to the attractive gardens and grounds at the rear of the building. Castelnau Mansions is conveniently placed for the amenities of Barnes and Hammersmith. For the commuter Hammersmith's underground and overground network is also a short walk over the bridge. The schools in the area include The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, St Osmonds' (RC) and Barnes Primary School to name a few. This attractive mansion-block apartment is available for sale with no onward chain.



Three Double Bedrooms



Modern Bathroom & En-Suite Shower Room



Large Reception Room with Attractive Fireplace



Modern Kitchen/Dining Room



EPC Rating C / Council Tax F / Share Of Freehold



Hammersmith Station



Excellent Local Schools



No Onward Chain



Spacious & Light with Lovely Views

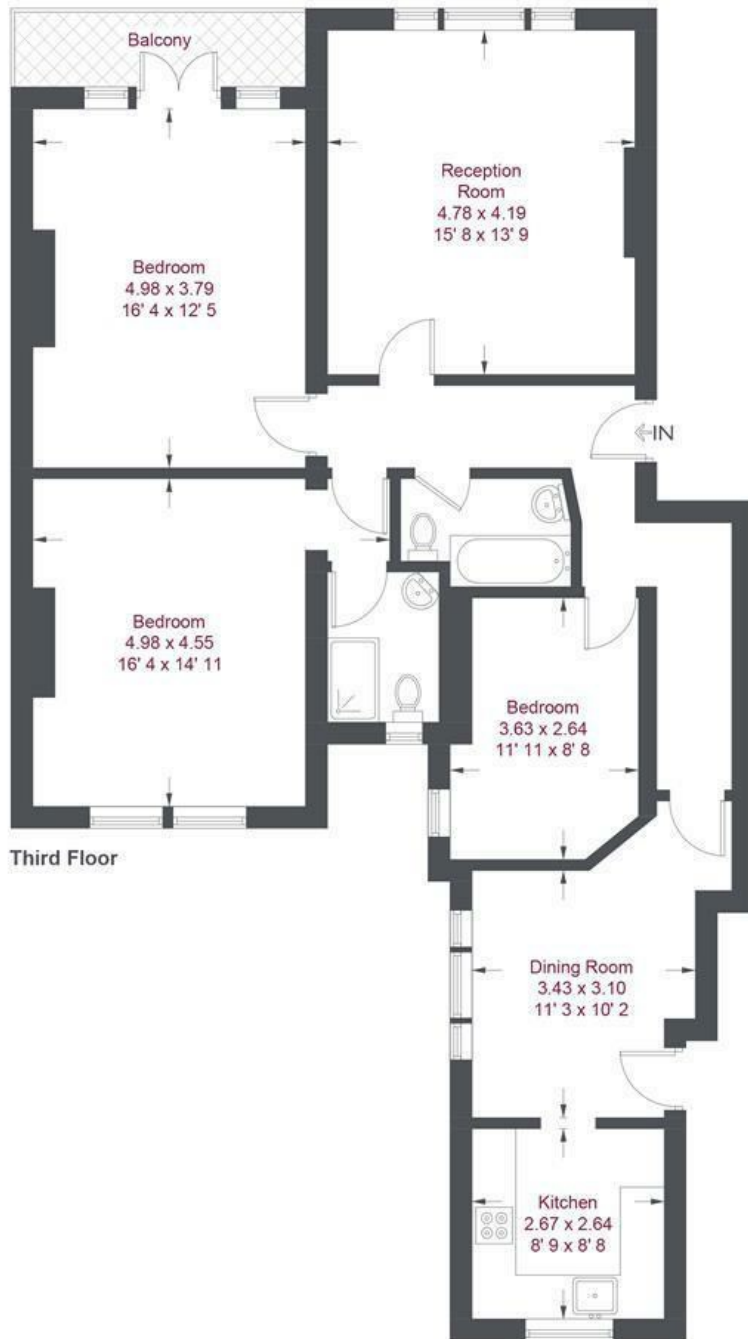


Third Floor Mansion Block Apartment



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8876 0100



## Castelnau Mansions

Approximate Gross Internal Area = 1184 sq ft / 110 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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