



**JAMES  
ANDERSON**



## TO LET

125 Castelnau, London, SW13

## £2,500 Per Calendar

Per Calendar Month

Situated within a grand Georgian house on the sought-after Castelnau, this ground floor flat offers ample living space with a well-thought-out layout. The property features a spacious double bedroom at the front, a stylish bathroom with a walk-in shower, a second double bedroom, and a bright living room that seamlessly connects to an open-plan kitchen. French doors open to a private west-facing patio, extending to a large communal garden. The flat is filled with natural light, thanks to the numerous large windows throughout.



Two Double Bedrooms



Walk In Shower



Spacious Reception Room



Open Plan Kitchen



EPC D/Council Tax E/Deposit £2,884.61



Hammersmith Station



Communal Garden



Private Patio



Off-Street Parking



Holding Deposit £576.92 / Minimum Term 12 Months



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

0208 878 8688



**Ground Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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