



JAMES  
ANDERSON



## FOR SALE

**£950,000**

Castelnau, Barnes, SW13

Guide Price

A character Victorian mansion block apartment, built in 1900 located close to the Hammersmith Bridge and Hammersmith Station, with great views. The property boasts a large central entrance hall, leading to a bright and spacious living room, three double bedrooms, a family bathroom with separate bath and shower, and a modern fully fitted kitchen/dining room, with access down to the well maintained communal gardens. This character property has retained many original features such as high ceilings, feature fireplaces, large 'Everest' secondary glazed sash windows, and a re-insulated roof. This top floor apartment has a porter service and spectacular views into the city and towards the River Thames. 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, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School. The property is available for sale with no onward chain.



Three Double Bedrooms



Family Bathroom



Spacious Reception Room With Amazing Views



Modern Kitchen/Dining Room



EPC Rating E | Council Tax F | Share Of Freehold



Hammersmith Station



Excellent Local Schools



Hammersmith Bridge Location



No Onward Chain



Character Mansion Block Apartment

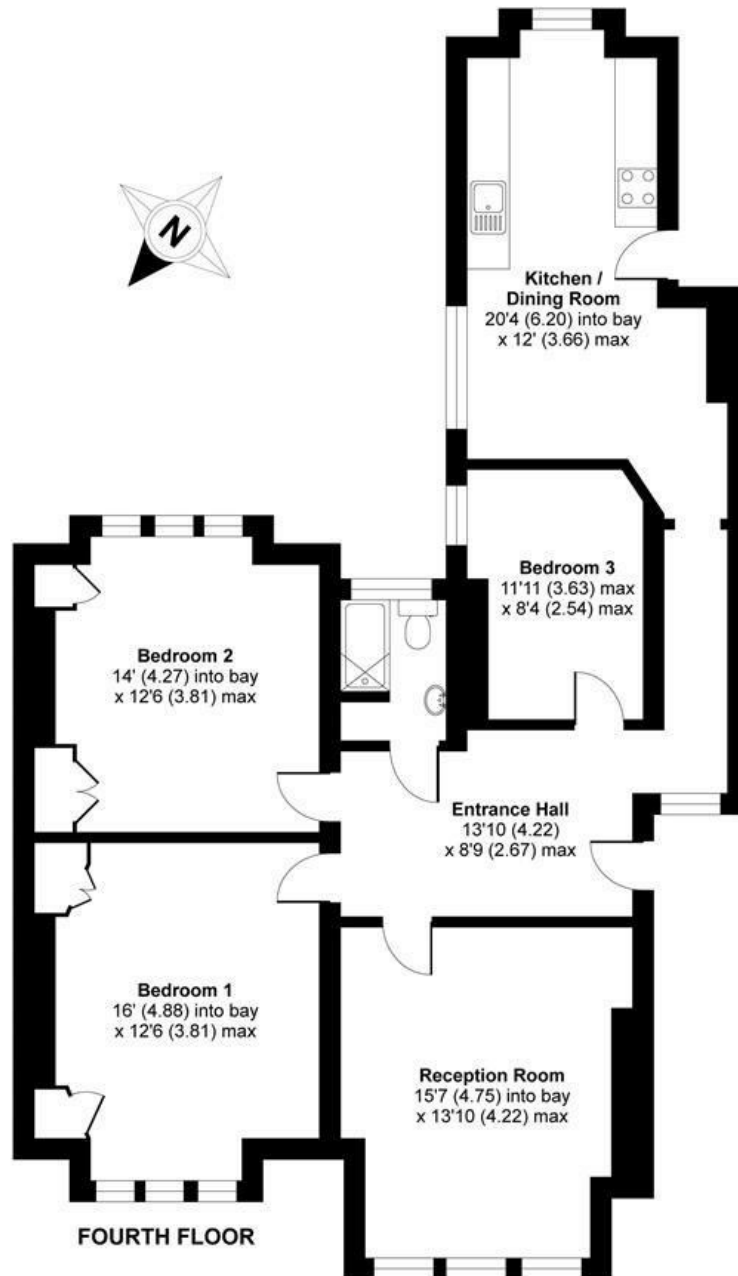


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020 8876 0100

# Castelnau, London, SW13

APPROX. GROSS INTERNAL FLOOR AREA 1157 SQ FT 107.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>	48	57
(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>	28	49
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

