



The Spinney

Castelnau, SW13

Asking Price £685,000

A stunning three-bedroom apartment, in this popular development, on Castelnau in Barnes. This property has been extended and refurbished to a high specification and now offers circa 930 square feet of internal space and one allocated parking space.

Entered via a welcoming entrance hall, with a storage room and coat cupboard, which leads through to the main hall way. There is a modern and fully-fitted kitchen with a range cooker, a light and bright reception room, a separate guest cloakroom and wonderful family bathroom finished in a contemporary style. There are three double bedrooms; one of which boasts a private balcony.

The property is well-positioned for the shops and restaurants on nearby Castelnau, with access to the towpath by the river Thames. Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to pedestrians and cycles). Nearby mainline stations, for regular routes into London Waterloo and out of London, are Barnes and Barnes Bridge Stations.

There are some excellent schools in the area, including renowned St. Paul's Boys & Juniors, The Harrodian and The Swedish School. Local primary schools are Lowther and St. Osmund's.

CHESTERTONS



The Spinney

Castelnau, SW13

- Generous Three-Bedroom Apartment
- Recently Refurbished to a High Standard
- Approximately 930 Sq. Ft.
- Balcony & Bike Store
- One Allocated Parking Space
- Well Kept Communal Gardens
- Convenient For Hammersmith Station
- EPC Rating C



Tenure: Leasehold with 97 years remaining
Service Charge: Approximately £2,212 per annum
Ground Rent: £0
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Sales

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Approximate gross internal area
86.38 sq m / 930 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

