



Castelnau

Barnes, SW13

£2,950 per month
(£680.77 per week)

A generously-sized ground floor flat within an imposing period property on renowned Castelnau. The property is set back from the road and boasts a private west-facing patio as well as a lawned communal garden.

Accommodation includes an open-plan reception room and kitchen with space for dining, two large windows with shutters and French doors to the patio. The kitchen is fully-fitted with wooden cabinetry.

The principal bedroom is well-proportioned with fitted wardrobes and large windows allowing ample natural light. The second bedroom is also a double with large windows and the bathroom is between the two bedrooms.

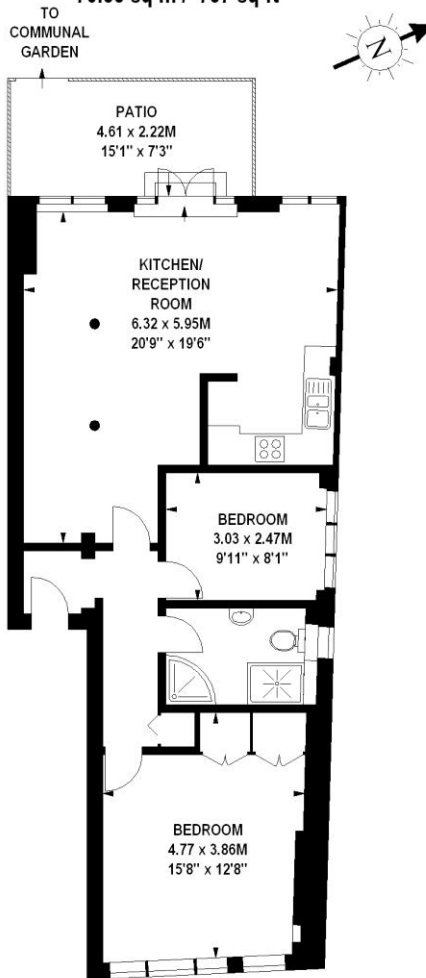
Local amenities are available moments from the property on Castelnau and Barnes Village is a short bus ride away. There are several local bus routes available. Nearby Hammersmith Bridge provides convenient pedestrian access to underground rail services.

CHESTERTONS

Castelnau, SW13

Approximate gross internal area

70.33 sq m / 757 sq ft



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Minimum Term: 12 months
Deposit Required: five weeks (£3,403.85)
Local Authority: London Borough of Richmond upon Thames
Council Tax Band: E
EPC Rating: C
Unfurnished

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Barnes Lettings

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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)
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