



JAMES
ANDERSON



FOR SALE

£279,999

172 Castelnau, Barnes, SW13

Guide Price

A lovely, lower ground floor studio apartment, in an attractive period building, conveniently situated close to local shops and amenities, and walking distance to the Hammersmith Bridge. The accommodation is cleverly laid out to provide an open-plan kitchen/living area, which has access out to a small courtyard area at the rear. Off the living room is a bedroom area, with a walk-in wardrobe/storage and a modern bathroom. The property further benefits from a share of the freehold with the other apartments in the building. This apartment 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 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.

Share of Freehold
999 Years Remaining
Service Charges = £150 per annum
No Ground Rent



Studio Room



Modern Bathroom



Open-Plan Living Room



Modern Kitchen With Integrated Appliances



EPC Rating C / Council Tax C / Share Of Freehold



Hammersmith Station



Excellent Local Schools



No Onward Chain



Ideal FTB or Investment



Lower Ground Floor Period Conversion



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020 8876 0100

Castelnau

Approximate Gross Internal Area = 278 sq ft / 25.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 38 sq ft / 3.5 sq m
Total = 316 sq ft / 29.4 sq m



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= Reduced headroom below 1.5m / 5'0



Lower 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

