



Castelnau

Barnes, London, SW13

Castelnau

Barnes, London, SW13

This very elegant 6 bedroom (plus study), Victorian semi-detached family home with 100ft garden is located on Castelnau, a short walk to Barnes Village. On entering, you are welcomed by an entrance hall with tessellated flooring and high ceilings.

The classically proportioned double reception room features two fire places displaying intricate carvings and gesso floral scrolls and urns, one with a modern cast iron grate the other is copper. The double reception room leads to the spacious westerly aspect conservatory with fully glazed roof, blinds and ceiling fan, the conservatory opens to the garden and the kitchen/ breakfast room, which comprises integrated appliances an aga, and additional space for informal dining also opens to the garden.

There is also a cloakroom and laundry room on the ground floor, with access to the garage. On the lower floor there is a spacious cellar.







To the upper floors there are six/seven bedrooms, the smallest of which is used as a study and a fully boarded loft providing capacious storage.

The fabulous and well cared for westerly aspect 100 ft garden, provides wonderful outside entertaining space, laid to lawn with mature borders, fruit trees and seating areas. To the front of the house there is off street parking for 2 to 3 cars and access to the garage. Barnes is a wonderful family area and is most famous for the Village atmosphere and open spaces, The Wetland Wildlife Nature Reserve, cafes, restaurants and Olympic Cinema are all within walking distance of this property.



The excellent schools in the area include and are not limited to, The Harrodian, St Paul's, The Swedish School, and Ibstock Place School. For younger pupils there is Colet Court, St Osmund's, Lowther and Barnes Primary.

Transport links include two Southern Region overland train stations, Barnes and Barnes Bridge.

Over the River Thames, Hammersmith provides an additional comprehensive range of shopping facilities and access to the District, Piccadilly, Hammersmith & City and Circle line tube stations.

Barn Elms offers a wide range of sporting activities from football, athletics to beach volley ball and the River Thames is also within walking distance.

Freehold.

Price:	£4,800,000
Tenure:	Freehold
Local Authority:	Richmond Upon Thames



Castelnau

Barnes, London, SW13

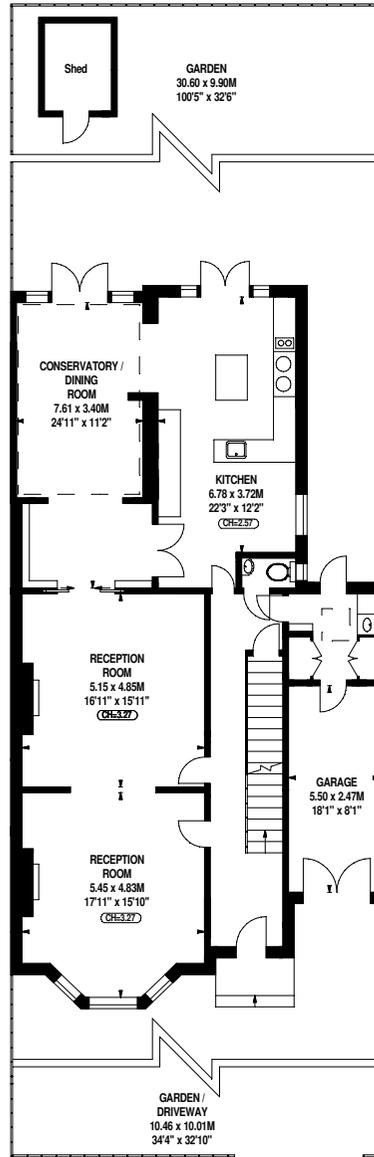
Floor area: 4,201 Sq. Ft / 390.3 Sq. M
Approximate gross internal area
(Including Loft of: 272 Sq. Ft / 25.3 Sq. M)
EPC rating - D

Price: £4,800,000

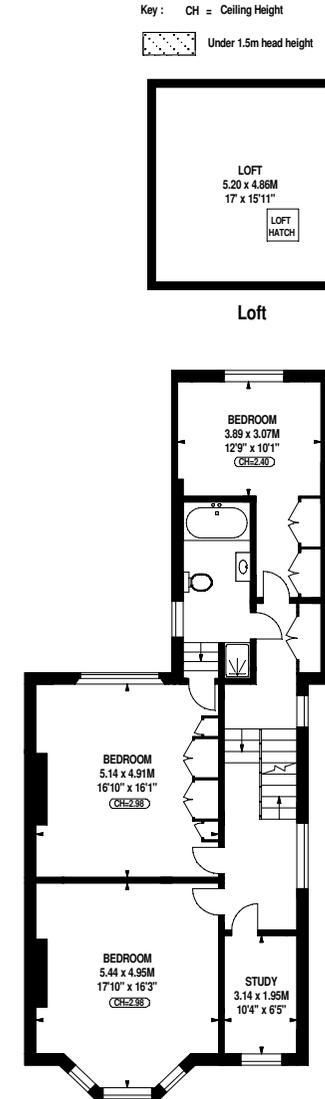
Tenure: Freehold

Local Authority: Richmond Upon Thames

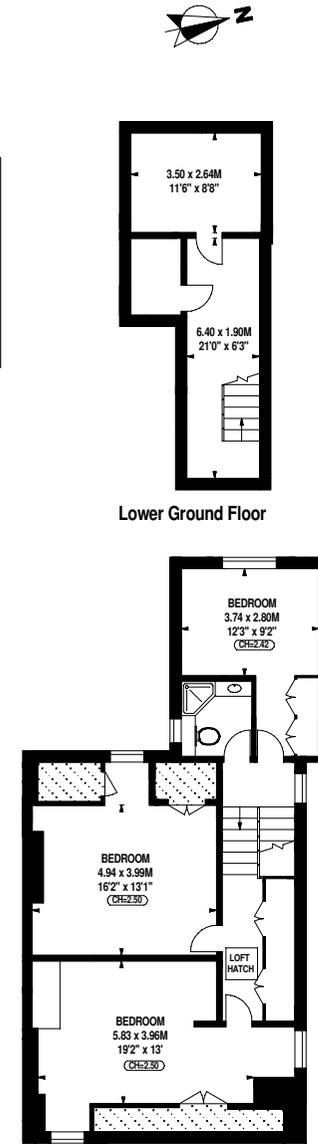
Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Ground Floor



Loft
First Floor



Lower Ground Floor
Second Floor



Caroline Nicholas
Property Guru

+44(0)20 7908 9280 • www.youhome.co.uk • ldn@youhome.co.uk

First Floor, 121 Notting Hill Gate, Notting Hill, London, W11 3LB

