CASTELNAU
BARNES • SW13

An attractive period house which has been recently refurbished to a high standard whilst retaining the period detail and introducing contemporary elements.

Master bedroom with en suite • 3 further bedrooms
2 shower rooms • Dressing room/5th bedroom
Entrance hallway • Double reception room
Dining room • Kitchen/breakfast/family room
Downstairs cloakroom • Cellar/utility room
Landscaed rear garden • Off-street parking
Side access with covered storage area

Barnes Wetlands Centre 0.9 miles
Barnes Green & Duck Pond 0.9 miles
Richmond Park 2.7 miles
Knightsbridge 3.7 miles
Central London 5.5 miles
Heathrow Airport 11.7 miles
Gatwick Airport 30.5 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Entering the property on the ground floor, there is an elegant entrance hallway with original cornicing and wood flooring throughout. At the front of the property is a bright double reception room which features two limestone gas fireplaces and double doors opening on to a dining area.

To the rear is the kitchen which has been recently fitted, with a wall of storage units and built-in Gaggenau ovens, a fridge and freezer. The island unit contains the intelligent induction hob and a dishwasher.

The kitchen/family room offers ample space for a dining table as well as a seating area overlooking the garden. There is a pair of full height glass sliding doors leading out to the garden, which extends to over 100 ft approximately. From this room there are stairs leading down to the cellar, with utility room, wine cellar and storage space.

On the first floor is a master suite with separate shower and bathtub, a double basin vanity unit and interconnecting dressing room which can also be used as a fifth bedroom. There is a further double bedroom and a shower room on this floor. The top floor has an additional two bedrooms, and a shower room.

The property further benefits from off-street parking and a side gate leading through to a covered storage area and the garden.

**Location**

The property is situated on the prestigious Castelnau, with Barnes village offering an eclectic range of shops, restaurants and other amenities. There is a local farmers market every Saturday as well as summer and food fairs which are held on Barnes Green every year.

For the commuter Barnes Bridge and Barnes railway stations provide a fast service to London Waterloo and there is a regular bus service to Hammersmith underground station (Hammersmith & City, Circle, District and Piccadilly lines).

There are excellent educational facilities in the area including St Paul’s & St Paul’s Juniors, The Harrodian and The Swedish School.
Directions (SW13 9EW)
From Barnes Station, head east on Station Road towards Rocks Lane/A306. Turn left onto Rocks Lane/A306 and continue over the traffic lights on to Castelnau. The property will be on your left.
From Hammersmith Broadway, head east on Station Road towards Rocks Lane/A306. Continue straight to stay on Hammersmith Bridge Road/A306 crossing over Hammersmith Bridge on to Castelnau. The property will be on your right.

Local authority
Richmond upon Thames. Telephone 020 8891 1411.

Tenure
Freehold

Price
On application

Viewing
Strictly by appointment with Knight Frank

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