Castelnau Gardens

Barnes, SW13

Asking Price
£800,000

A very well presented, ground floor flat with a large private garden, forming part of a desirable mansion block. Located in Barnes, close to the river Thames and Hammersmith Bridge, this elegant property boasts excellent natural light and retains many period features.

Comprising a generous hallway, a spacious reception room with fireplace, a well equipped kitchen / breakfast room with good storage, two double bedrooms with fitted wardrobes and two modern bathrooms (one en-suite). The mature and well maintained garden is accessed from both the kitchen and main bedroom and is approx 30x22 ft in size.

Castelnau Gardens is well-positioned for nearby shops and restaurants on Castelnau, with access to the toe path by the river Thames. Hammersmith Station is the closest transport hub, with four underground lines (Hammersmith Bridge currently open to foot traffic). 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, St Osmund's and Barnes Primary.

CHESTERTONS

Castelnau Gardens
Barnes, SW13

Popular Mansion Flat

Generous Private Garden

2 bedrooms and 2 Bathrooms

Convenient for Hammersmith Station

Close to the River Thames

EPC Rating C

Tenure: Leasehold 136 years remaining
Service Charge: £3464 p.a for 2024
Ground Rent: £1
Local Authority: London Borough Of Richmond Upon Thames
Council Tax Band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC
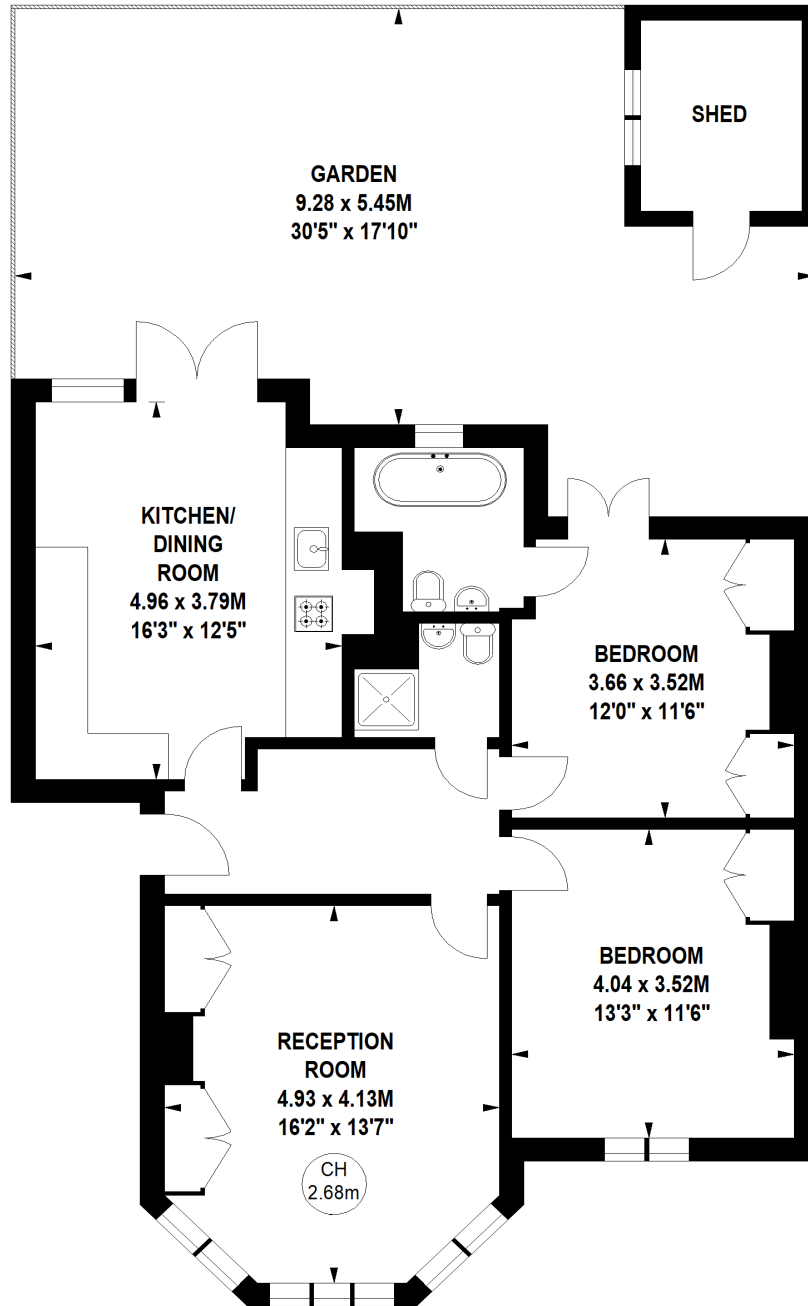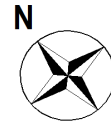
Chestertons Barnes Village Sales

68-69 Barnes High Street
Barnes
London
SW13 9LD
barnes@chestertons.co.uk
020 8748 8833
chestertons.co.uk

Castelnau Gardens, SW13

Approximate gross internal area

81.94 sq m / 882 sq ft

Key :
CH - Ceiling Height

N

GARDEN
9.28 x 5.45M
30'5" x 17'10"

SHED

KITCHEN/ DINING ROOM
4.96 x 3.79M
16'3" x 12'5"

BEDROOM
3.66 x 3.52M
12'0" x 11'6"

BEDROOM
4.04 x 3.52M
13'3" x 11'6"

RECEPTION ROOM
4.93 x 4.13M
16'2" x 13'7"

CH
2.68m

Ground 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