



# Castelnau

## Barnes, SW13

Asking Price  
£875,000

A very spacious apartment of approximately 1253 sq ft, occupying the second floor of this attractive period property at the village end of Castelnau. With amazing views over the London Wetlands, use of the communal garden and one parking space.

On entering this wonderful property there is a vaulted study area with a large panoramic window on the half landing. There are then two main bedrooms, one with a dressing room and the other with ample eaves storage space. Both bedrooms have fitted wardrobes. There is a main bathroom and hall storage cupboard.

The dual aspect reception room is flooded with natural light and offers a Juliet balcony as well as bespoke bookshelves / storage. There is a modern kitchen with Miele appliances and further through to a utility room and more eaves storage space.

Barnes is a small community with a beautiful village at its heart. The village perfectly balances city and country living thanks to its easy London transport links and the green spaces of Barnes common, Barnes green with its famous duck pond, the London wetland centre and the world famous Richmond Park close-by.

There are everyday amenities such as dry cleaning, small supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes, delis and restaurants. Local favourites include Alma cafe, the Red Lion pub and Church Road restaurant. Barnes village also holds a farmers market every Saturday. For the sports enthusiasts, The Riverside Health Club is just across Barnes Bridge while Rocks Lane offers a wide range of sporting activities.

**CHESTERTONS**





# Castelnau

Barnes, SW13

- A Large 2 Bedroom Apartment
- 1253 sq ft
- Wonderful Views
- Study Area
- Communal Gardens
- Parking Space
- Barnes Village Location
- EPC Rating D



## Transportation and Schooling -

There are outstanding state and private school options, including St Pauls Boys and Juniors school, the Harrodian, the Swedish school, St. Osmonds, Barnes and Lowther primary schools.

Convenient transport links are at nearby Barnes and Barnes Bridge stations, which offer frequent services into London Waterloo, with Hammersmith tube station also just across Hammersmith bridge (currently accessible by foot and cycle lane).

**Tenure:** Leasehold with 973 years remaining and a Share of Freehold

**Service Charge:** £1800 Inc buildings insurance

**Ground Rent:** £0

**Local Authority:** London Borough of Richmond upon Thames

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

## Chestertons Barnes Village Sales

68-69 Barnes High Street

Barnes

London

SW13 9LD

barnes@chestertons.co.uk

020 8748 8833

[chestertons.co.uk](https://www.chestertons.co.uk)



# Castelnau, SW13

Approximate gross internal area

116.44 sq m / 1253 sq ft

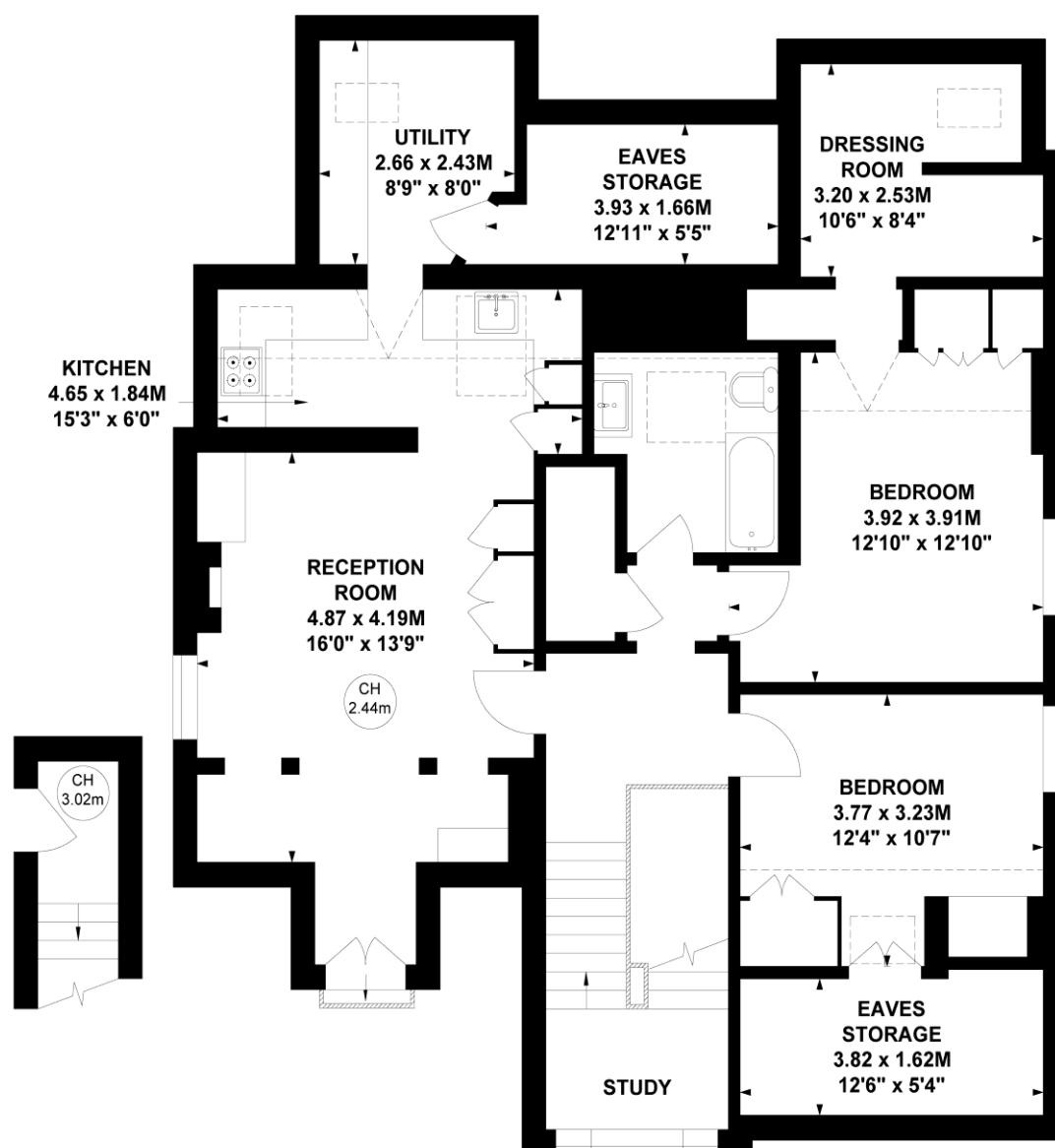
(Including Eaves Storage)

Eaves Storage

11.83 sq m / 127 sq ft

Key :

CH - Ceiling Height



**First Floor**

**Second 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**

