

# 4 Castelnau Row, Barnes, SW13 9EE

**VP**  
VILLAGE  
Properties

Guide Price £875,000

Freehold

Fabulous Victorian house tucked away in this row of period cottages in a quiet cul-de-sac just off of Castelnau in North Barnes.

- 2 good double bedrooms
- Bathroom with shower over the bath
- Kitchen
- 2 Reception rooms
- Off-street parking
- West facing garden
- Potential to extend
- Brick built shed ideal for bikes and storage
- 752 Sq Feet
- EPC - D



# 4 Castelnau Row, Barnes, SW13 9EE

## SUMMARY

- Terraced period cottage
- 2 bedrooms
- 1 bathroom
- Kitchen
- 2 Reception rooms
- West facing garden
- Storage shed
- Private off-street parking
- Potential to extend

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Guide Price - £875,000

## THE PROPERTY

This quiet, cobbled lane just off of Castelnau could be straight out of a Dickens novel. This larger than expected Victorian cottage is nestled in a row of 6 properties and is incredibly peaceful. Ideally located for walks along the River Thames and there are an eclectic mix of restaurants and shops in North Barnes which makes it fabulously convenient.

The house itself is a perfect size and full of original features – ideal for a single person, couple or a small family. The modern kitchen has granite worktops with hand painted units, a gas hob and electric oven and is semi-open plan to the dining room which has a large fridge/freezer and under stairs storage. The living room is a lovely size and has a view of the garden and a decorative fireplace.

The bathroom has a shower over the bath and houses the washing machine.

Upstairs are 2 very decent double bedrooms.

The west facing lawned garden is the perfect size for children to play in and adults to enjoy entertaining.

To the front of the property is an off-street parking space and a brick built secure storage shed, perfect for bikes.

## THE AREA

Castelnau Row runs parallel to Castelnau, just south of Hammersmith Bridge, which is currently closed to traffic, can be accessed by foot and is a short walk to Hammersmith Tube Station where you can pick up the Piccadilly and District Lines.

Barnes is one of London's most popular residential areas, and the river plays a major role in life here, with the University Boat Race a highlight of the year; Barnes Common provides a huge open space, but a saunter down the towpath is just as entertaining and will lead you to the Wetlands Centre where you can explore the wonderful wildlife.

Communications are excellent: Barnes Station has 6 trains an hour into Clapham Junction and Waterloo, both Gatwick (by train) and Heathrow are easily accessed, as are the M3/M4 motorways

Links to the motorway networks couldn't be easier, the A316 leads to the M25 and beyond.

# Nice to know:

## Local Authority:

Richmond Borough Council

## Council Tax Band:

D - £2263.66 2024/2025

EPC – Band D

Freehold

Conservation Area

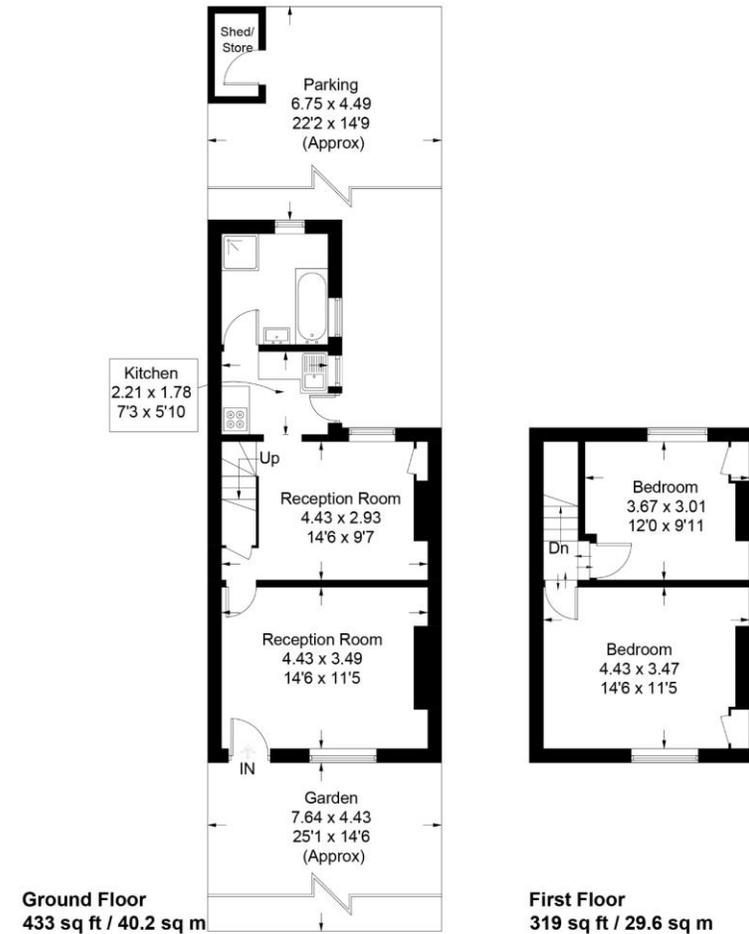
Opportunity to extend the property  
subject to normal planning consents.

## Castelnau Row, London, SW13

Approximate Gross Internal Area = 69.8 sq m / 752 sq ft

Store / Shed = 1.7 sq m / 18 sq ft

Total = 71.5 sq m / 770 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.

Measurements are approximate & only for illustrative purposes.

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