

86 Castelnau, Barnes, SW13 9EU

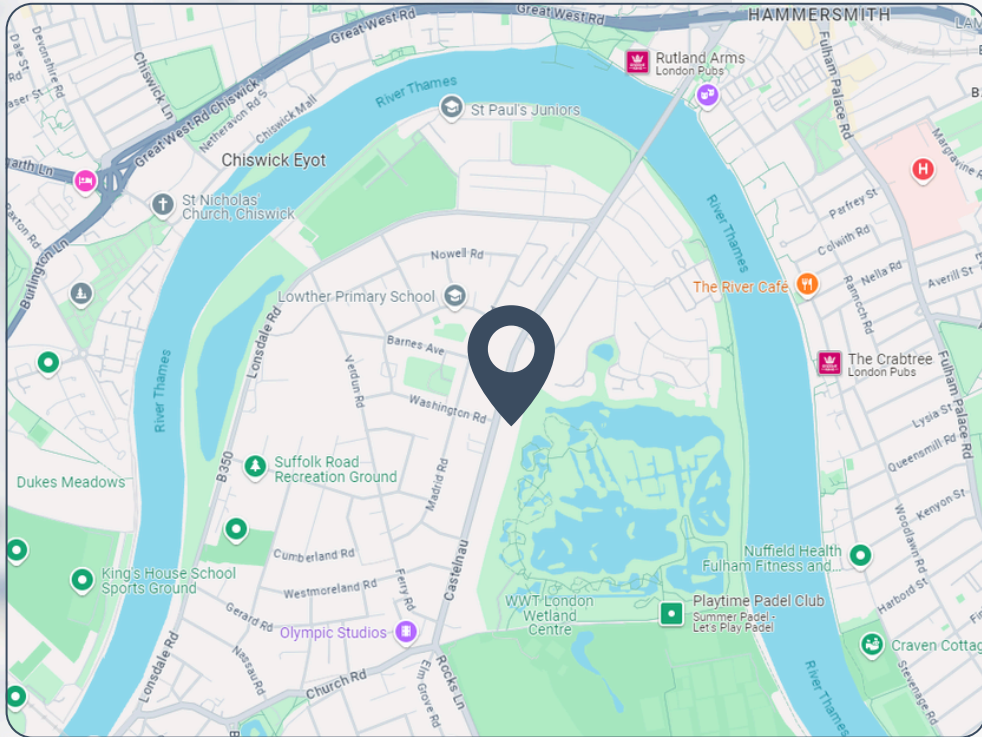
Guide Price: £675,000

Local Authority: Richmond Borough Council

Council Tax Band: E - £2766.70 2024/2025

EPC Band : G





Location

You'd be hard pressed to find another community like Barnes. It's fun, vibrant and a mix of thoroughly interesting and creative types who love their neighbourhood, reflected in the colourful list of coffee shops, restaurants, boutique cinema and over 95% of the shops are independent.

Barnes is the ultimate village within a city, and life-long residents become misty-eyed about their childhood spent feeding the ducks on the pond, and sneaking into the Olympic Studios Cinema for a romantic teenage tryst. There are wonderful pubs along the river, and the annual Boat Race is a huge deal.

Communications are excellent, with Barnes and Barnes Bridge Stations (Waterloo 20 mins) within walking distance and a walk across Hammersmith Bridge to pick up the Underground network.

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Summary

- A totally unique and unmodernised raised ground floor apartment in this beautiful Grade II Listed semi-detached Villa dating back to 1842.
- 2 Bedrooms
- 1 Bathroom
- Large reception room
- Kitchen
- Further rear reception room
- Guest cloakroom
- Private 80 ft mature garden.
- Unallocated off-street parking
- Fabulous opportunity to fully refurbish this stunning property
- 135 Year Lease

Guide Price - £675,000

Leasehold

The Property

Here is one of those increasingly rare, refreshing properties which hasn't been completely "updated" or ravaged of all character, and it gives the lucky new owner the wonderful opportunity to have a blank canvas and design their own home as they want it.

This impressive raised ground floor apartment is one of 4 properties within the formal, semi-detached villa, these stunning houses were built by Major Boileau from 1842 onwards, and the house is set far back from the road with a deep front garden and mature trees and hedges that line the front boundary. This property has been in the same family for almost 60 years.

Floor Plan

Nice to know:

Newly extended lease currently in the process of being registered – 135 Years Unexpired

The Freehold is currently in discussion and will potentially be sold

Grade II Listed property

Conservation Area

No Ground Rent

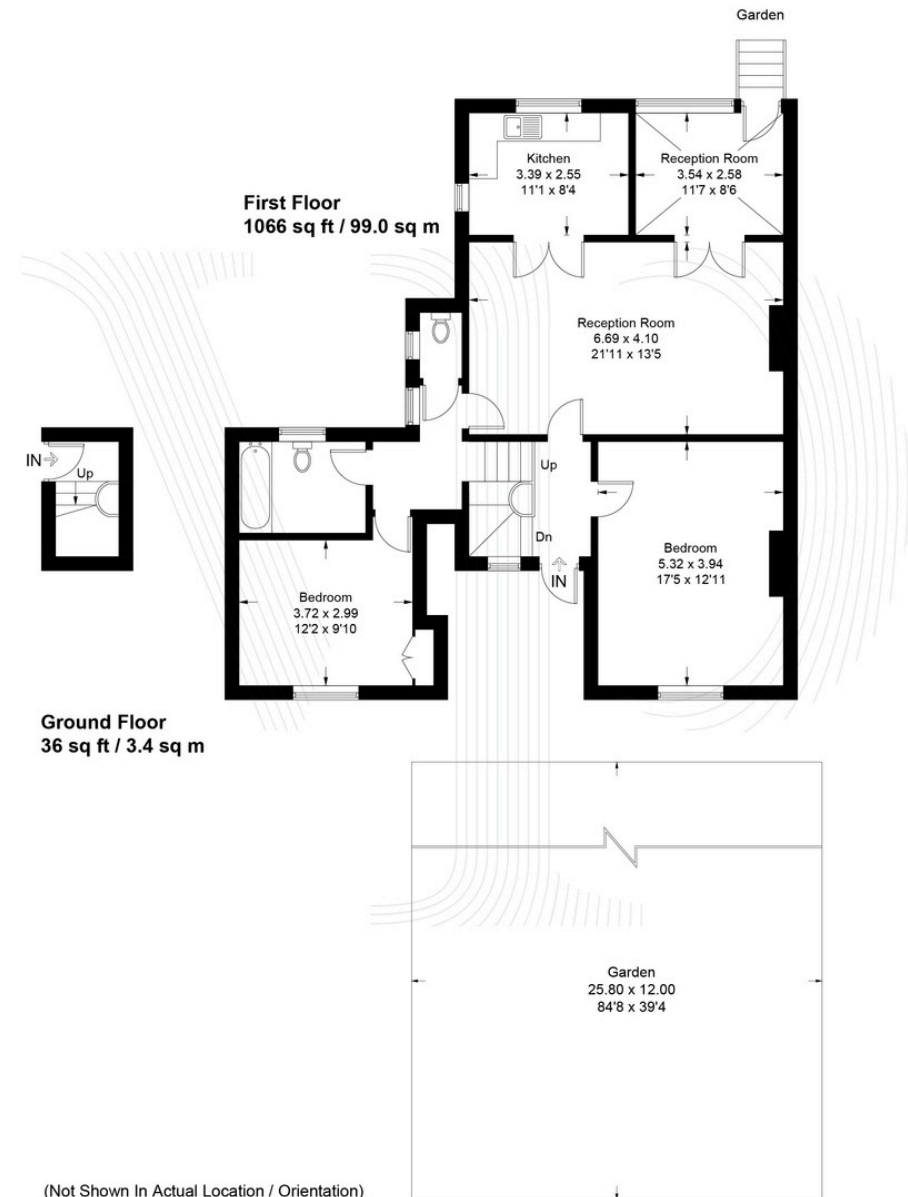
Currently no Service Charges

1102 Sq feet (102 Sq m)



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Approximate Gross Internal Area = 102.4 sq m / 1102 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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Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Village Properties has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



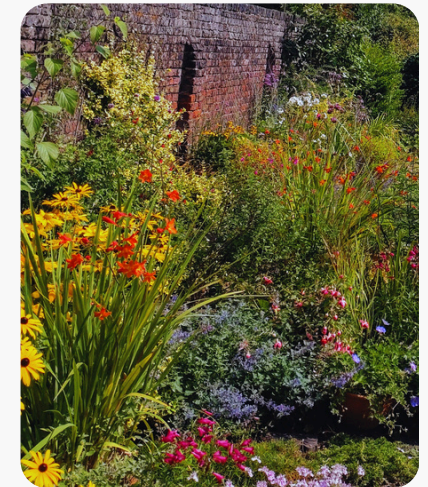
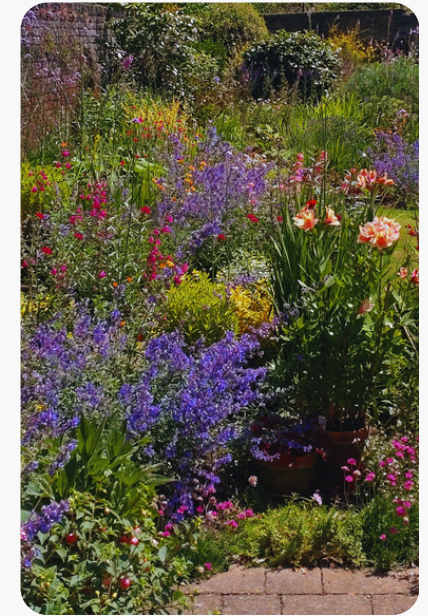
One of the most striking features of this utterly fabulous apartment, are that the two principal rooms have incredibly high ceilings, both adorned with the most magnificent covings. These generous ceiling heights create an airy voluminous feel and a flood of natural light from dawn to dusk.





The property currently comprises two bedrooms, a bathroom with separate w.c., large living room with a kitchen and further reception running along the rear of the apartment. There is an internal staircase that runs down to the communal alley that leads from the front to the rear of the house and allows access from the drive to the garden.





The jewel in this property's crown, has to be the incredible tended outside space.

The private east facing garden extends to around 80 ft and is accessed via an external staircase leading directly from the apartment. Swathes of lawn meander towards the rear of the plot and are bounded by beautiful borders, fully stocked with a diverse array of mature plants, both evergreen and perennial that give the garden colour and interest throughout all four seasons. This stunning outside space would not look out of place as an RHS garden. The very rear of the garden catches the golden evening light and is the perfect place for lazy suppers and sun-drenched sundowners. Backing on to the London Wetlands Centre means you are not overlooked, but you may see the odd curious cow wander past the embankment which may not be what you expect in SW13.

Make Yourself at Home

We are fortunate to work in the property market of South West London, offering beautiful homes in charming village-like areas such as Barnes, Richmond, Mortlake, East Sheen and Kew.

With historical buildings, riverside walks, and excellent transport links (tube, rail, bus, and riverboat), these areas blend semi-rural charm with city convenience.

They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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