

86C Castelnau, Barnes, SW13 9EU

Guide Price: £395,000

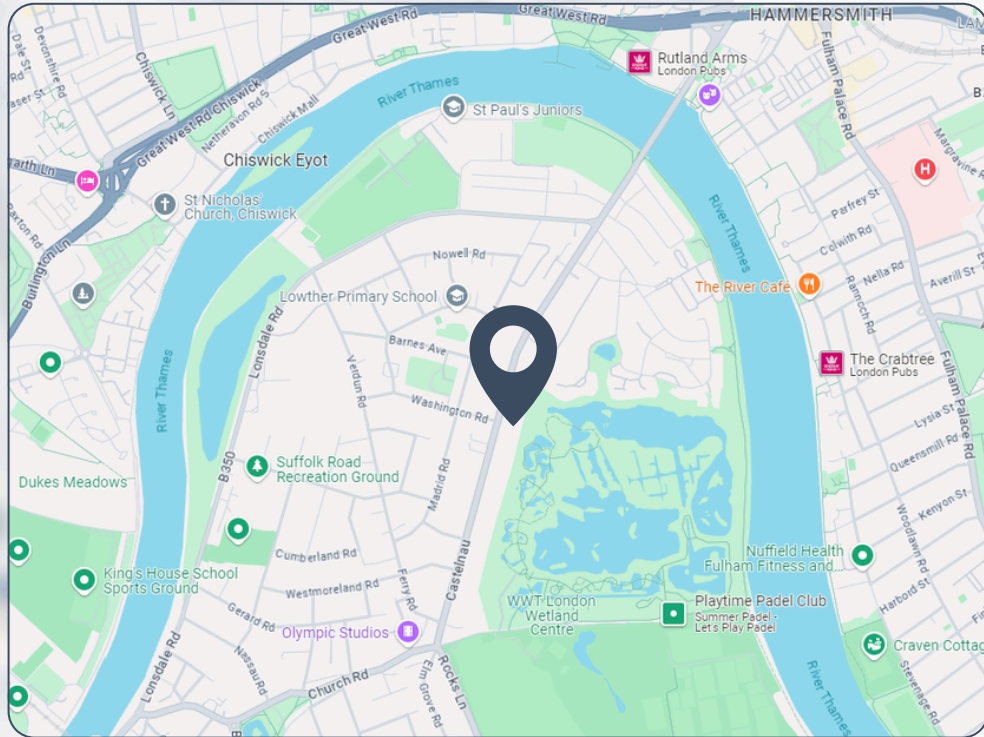
Local Authority: Richmond Borough Council

Council Tax Band: C - £210850 2025/2026

EPC Band : F

Share of Freehold





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 1 bedroom ground floor apartment in this beautiful Grade II Listed semi-detached Villa dating back to 1842.
- 1 Bathroom
- Reception room with open plan kitchen
- Private patio garden
- Unallocated off-street parking
- Fabulous opportunity to update and refurbish this lovely property.

Asking Price - £395,000

Share of Freehold

The Property

This wonderful 1 bedroom flat runs from front to rear of this stunning Grade II listed house, and although would benefit from some updating, it is currently a very pretty and well-loved home.

This 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.

The property is approached through two whitewashed, vermiculated gate piers which leads you through to the carriage driveway where you have unallocated off-street parking.

This particular apartment is very private and has a pretty front bay with French windows and is secluded by an attractive patio area with mature planting.

Floor Plan

Nice to know:

This property comes with a quarter share of the freehold and a newly extended lease currently in the process of being registered – 135 Years Unexpired

Grade II Listed property

Conservation Area

No Ground Rent

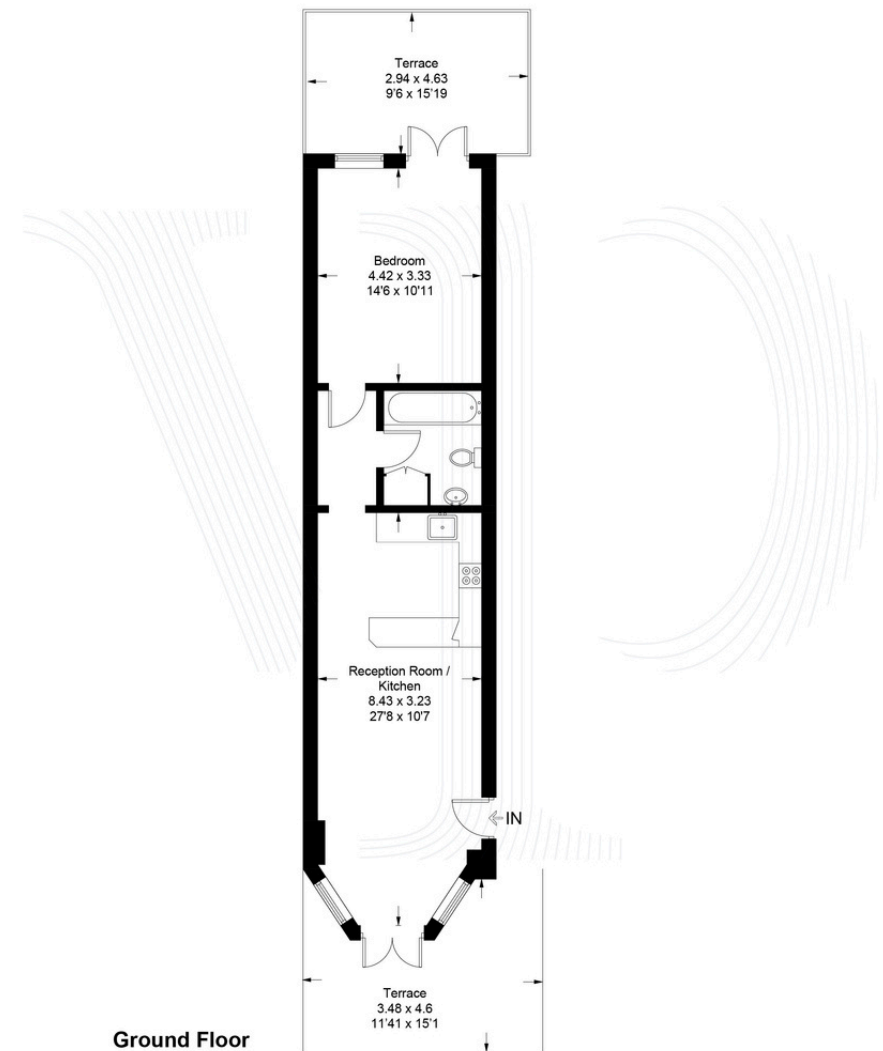
There is a restrictive clause in the lease which refers to 'No Pets' without the Freeholder's consent.

Currently no Service Charges

548 Sq feet (50.9 Sq m)

Castlenau, London, SW13

Approximate Gross Internal Area = 50.9 sq m / 548 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.



The living room is west facing and has lovely afternoon and evening light flooding through, the linear layout of the property means the kitchen is in the centre of the flat and is open plan with excellent fitted storage.



The kitchen has space for a washing machine, fridge, freezer and oven, and the skylight allows natural light to brighten the worksurface area.



The bathroom has fitted storage, a very useful airing cupboard and a shower over the bath.



At the rear is the bedroom which has a double door set that leads out to the private patio garden.



The flat has its own private patio garden demarkated by the dotted lines, and the whole plot backs on to the London Wetlands Centre which means you aren't 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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