

**LAURENT**  
RESIDENTIAL



**15 CASTELNAU GARDENS**  
LONDON, SW13 8DU

**£765,000**  
**LEASEHOLD**

## 15 CASTELNAU GARDENS

- Two double bedrooms
- Kitchen/dining room
- Bay fronted reception room
- Bathroom
- First floor
- No chain



A beautifully presented first-floor period mansion flat, nestled in a prime location close to the iconic Hammersmith Bridge. Combining period features with modern touches, creating a unique home that offers elegance, comfort, and convenience.

There is a fully equipped kitchen/breakfast room with fitted appliances, ample workspace, and room to dine.

A separate reception room ideal for relaxing or entertaining with high ceilings, a feature fireplace and a bright stained glass bay window.

Thoughtfully designed and well-proportioned, the two double bedrooms offer the perfect retreat, each with large windows and fitted storage.

The bathroom has space for both a sumptuous free standing roll top bath and a shower cubicle.

With original period features like high ceilings, decorative moldings, and large sash windows, this property exudes the elegance of a mansion flat, while still offering all the modern comforts.

Ideally located to enjoy the riverside ambiance, scenic walks, and charming local cafés and shops.

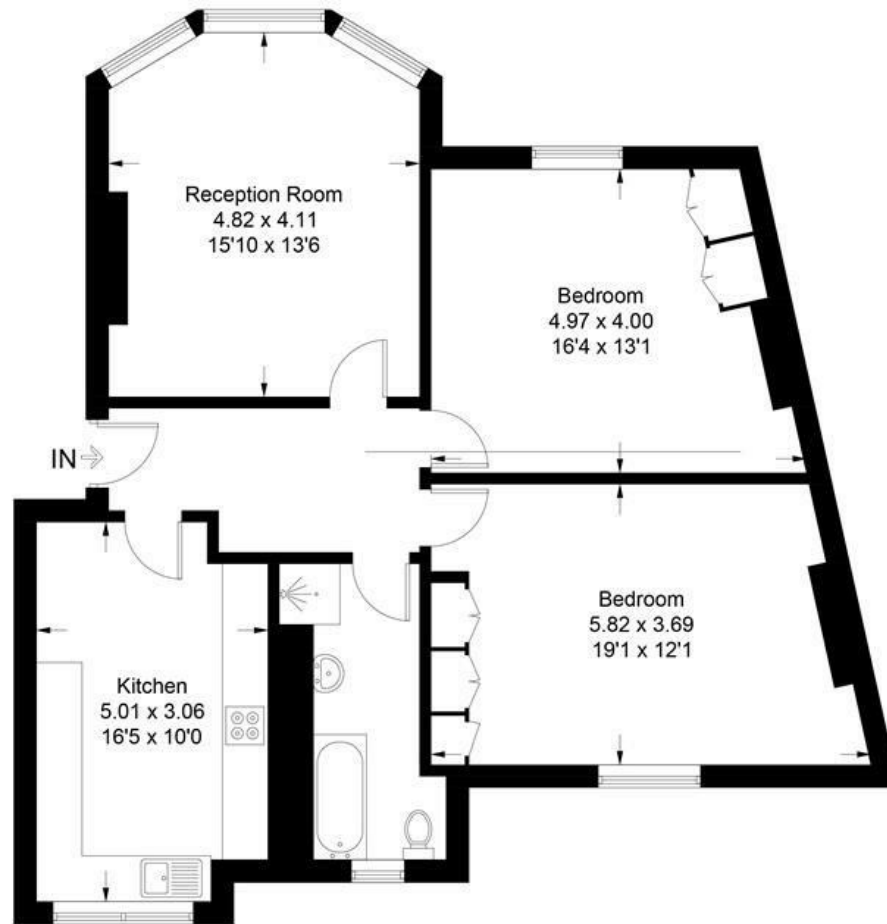
Excellent transport links offer easy access to Central London and beyond as well as having St Paul's, The Harrodian, Lowther Primary and Latymer schools all close by.

With its classic architecture, beautiful period features, and thoughtful updates, it's the ideal home for those who value a touch of tradition alongside contemporary living.

CGI used in some images. Lease remaining 136 years. Service charge £3813.

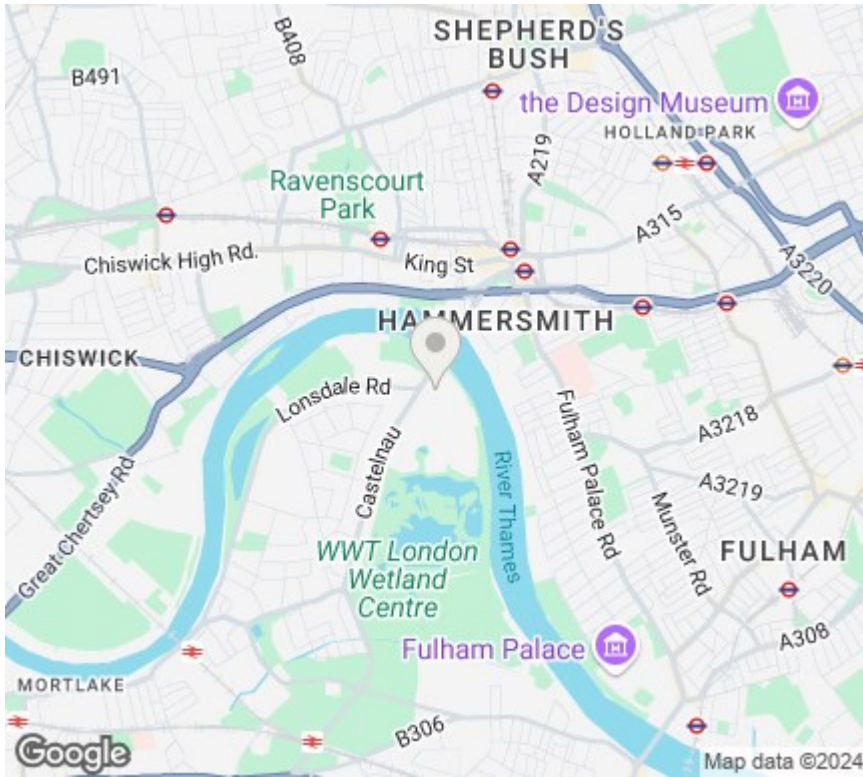
# Castelnau Gardens, London, SW13

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft



## 15 CASTELNAU GARDENS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# LAURENT

RESIDENTIAL

Barnes Sales  
 Essex Lodge  
 1A Barnes High Street  
 Barnes  
 London  
 SW13 9LB

0208 876 4466  
[property@laurentresidential.co.uk](mailto:property@laurentresidential.co.uk)  
[www.laurentresidential.co.uk](http://www.laurentresidential.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements