



# CLEMENTS HABBA



Castelnau, London

Barnes, London, SW13 9EW

**£3,500,000**

**Freehold**

 4  4  3  48

# 149 Castelnau

## Barnes, London, SW13 9EW

- Stunning Semi Detached Period Home
- Four/ Five Double Bedrooms
- Newly Built fully insulated and wired Garden Studio
- EPC - E
- Beautifully Finished Throughout
- Utility Room
- Highly Desirable Location
- 3200 Sq Ft
- Beautifully Landscaped 120 ft West Facing Garden
- Off Street Parking for 2 Cars

A stunning, semi detached Period home, located on the highly desirable Castelnau in Barnes, tastefully renovated and offered in excellent condition throughout. The house provides 3200 sq ft of well balanced entertaining and living space, a beautifully landscaped, large West facing garden, a newly built, fully insulated and wired garden studio and off street parking for two cars. EPC - E

Located on the highly desirable Castelnau in Barnes, this fully extended and beautifully modelled period home offers 3200 square foot of tastefully renovated internal living space. The property offers 4 / 5 double bedrooms, three bathrooms, a dedicated utility area, a 117 ft landscaped West facing garden featuring a newly built, insulated garden studio, and off-street parking for two cars.

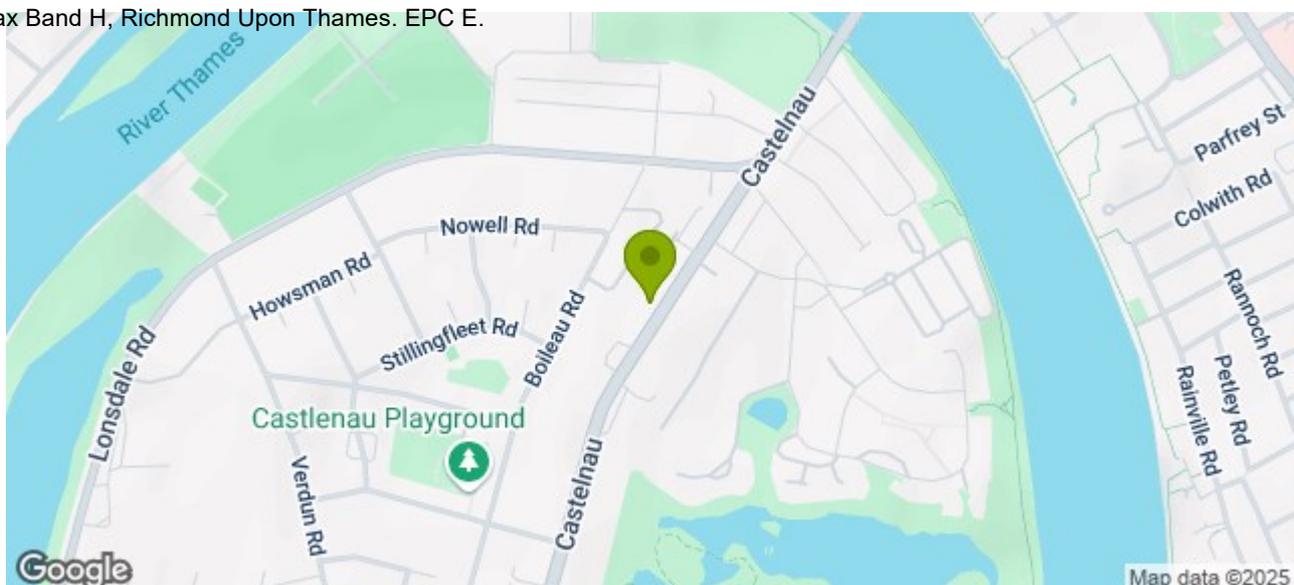
The grand entrance hall sets the tone, with high ceilings and beautifully finished wooden oak flooring. A stunning double reception room leading off to the left, with working fireplaces and floor to ceiling partition doors, offers flexible space ideal for both entertaining and family living. The rear of the ground floor provides a well-proportioned open plan, high specification kitchen, with large island and tall glass doors that open onto a beautifully landscaped, west-facing walled garden – featuring a contemporary insulated studio room equipped with high-speed broadband. The lower ground floor of the main house offers a dedicated utility area with additional storage.

The first floor provides two double bedrooms, with ample built-in storage, including an impressive master suite with dressing room and a large, luxurious ensuite bathroom, as well as a separate family bathroom. The second floor of the house provides a further bathroom and two bedrooms, one of which is currently arranged as a bedroom with living area – providing scope to easily remodel into two bedrooms.

Castelnau is one of West London's most desirable residential roads, situated close to Barnes Village, the River Thames and offering access to Central London and Heathrow via Hammersmith underground station, the A4 and M4.

Barnes offers an excellent choice of primary and secondary schools including St Paul's, The Harrodian and The Swedish School, while Latymer Upper School and Ibstock Place School are also nearby.

Council Tax Band H, Richmond Upon Thames. EPC E.





# Floor Plan

## CASTELNAU

APPROX. GIA (INCL. REDUCED HEIGHT AREA, STUDIO AND STORE): 3200 SQ. FT/297.29 SQ.M



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