

CASTELNAU, SW13
GUIDE PRICE £6,000,000



WILFORDS
LONDON

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4,682 SQ FT / 435.0 SQ M | 7 BEDROOMS | 5 BATHROOMS | 3 RECEPTIONS

This Regency Style Grade II Listed Stucco fronted London townhouse benefits from parking for a number of cars, a garage and spectacular 95 foot west facing rear garden.

Rare to the market, a beautifully presented seven bedroom Stucco fronted Victorian Villa with elegant living spaces and off-street parking, close to the River Thames.

One of the popular Stucco fronted Victorian Villas on the prestigious Castelnau.

Steps lead to the grand entrance, the front door and the entrance hall. Here on the raised ground floor you will find a formal living room with high ceilings, large windows, fireplaces and wooden floors to the front, two large interconnecting reception rooms at the rear with views out of the floor to ceiling windows. This floor also enjoys a study with semi-circular windows and a atrium allowing in natural light.

On the lower ground floor you find the spacious kitchen/family room, wine cellar, utility room, cloakroom, storage and an invisible door to the self-contained bedroom with access to the front currently set up as a gym.

The principal bedroom can be found on the first floor with a generous en-suite bathroom and a plenty of built in storage. There are three further bedrooms on this floor, one with en-suite bathroom. The top floor comprises two further bedrooms and two bathrooms. Outside you have a spectacular, landscaped garden with a mature Cedar tree and at the front, parking for several cars plus a garage.

Situated in one of the most sought after and prestigious locations in Barnes, close the River Thames and access to Central London and Heathrow via the A4 and M4.

Barnes is famous for its Village atmosphere, restaurants, cafes, pond, opens spaces, Wetland Wildlife Nature Reserve.

There are excellent schools in the area and of particular note - St Paul's, The Harrodian, The Swedish School and Istock Place School. For younger pupils there is Colet Court, St Osmund's, Lowther and Barnes Primary.

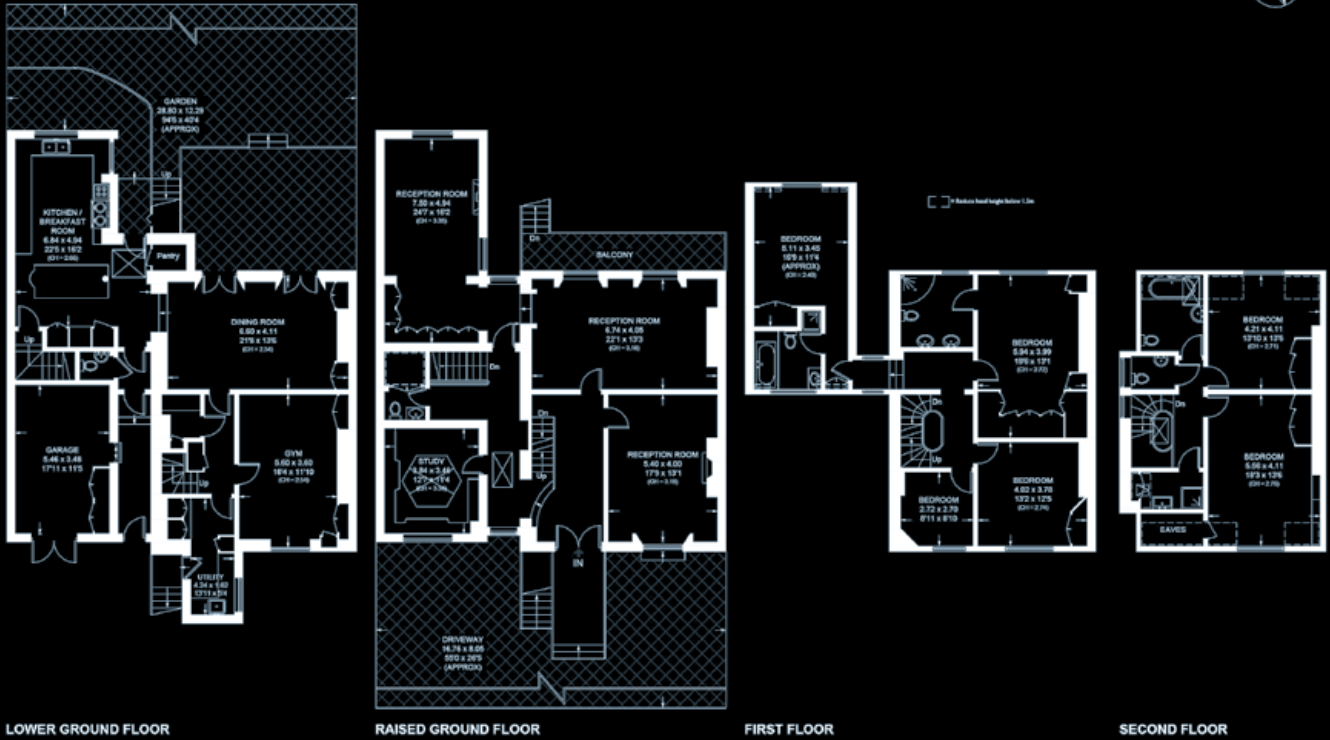
There are two Southern Region overland train stations in the area, Barnes and Barnes Bridge.

Tenure: Freehold

Council: Richmond Upon Thames London Borough Council



Approximate Area = 435.0 sq m / 4682 sq ft
 (Including Garage)
 Including Limited Use Area (12.1 sq m / 130 sq ft)



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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