



JAMES
ANDERSON

Castelnau
Barnes SW13
£750,000



Castelnau Barnes SW13

An attractive period conversion neatly situated on a highly desirable road in North Barnes. This apartment is located on the ground floor and is arranged to provide an impressive open-plan kitchen/dining/living area at the rear, with attractive wooden floors throughout, and doors opening out to the rear garden. There are two double bedrooms and a stylish family bathroom. There is access down from the hallway to a useful cellar area that has attractive wooden flooring, electric points and underfloor heating. The rear garden is private, and an excellent size (over 100 feet), which is mostly laid to lawn with a paved terrace across the rear. There is adequate space at the end of the garden for a home office/studio, which some of the neighbours have done. The property is ready for immediate occupation and has a share of the freehold.

Castelnau is neatly located for Hammersmith station that is approximately a 15 minute walk from the flat over the bridge and from there you have excellent transport links. The property is also within the catchment and walking distance for the West London Free School Secondary and the West London Free School Primary. The property is also within walking distance to Latymer & Godolphin & Latymer Upper. Barnes Bridge and Barnes Stations can be found back in the village which offer a direct service to London Waterloo. The property is conveniently placed for the local pubs, shops and amenities of Barnes Village, along with the local duck pond and The River Thames. The local schools in the area include The St Paul's School, The Harrodian School, The Swedish School, Ibstock Place School, St Osmunds' (RC) and Barnes Primary School to name a few. The property is available for sale with no onward chain.

















Castelnau Barne

Approximate Gross Internal Area = 853 sq ft / 79.3 sq m



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