

CASTELNAU, SW13

GUIDE PRICE £6,000,000



WILFORDS  
LONDON

186 Northcote Road, SW11 6RE  
info@wilfords.com

+44 (0)20 7361 0410

wilfords.com



## CASTELNAU, SW13

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

Rare to the market, this Grade II listed regency style villa incorporates the coach house to the side and is the true embodiment of timeless elegance and sophisticated charm. Designed by architect William Laxton in 1842, with its pristine exterior and classical architectural design, this house exudes a sense of grandeur and refinement. This residence stands proudly amongst the sought after abodes on the West side of Castelnau and is set back from the road with an impressive carriage driveway with parking for several cars alongside a separate garage.

Step inside and you'll be greeted by the graceful entrance hall and wonderful ceiling volume. The spacious layout flows effortlessly, allowing seamless entertaining and easeful living. To the front there is a formal reception room plus a study sporting a wonderful atrium and semi-circular window offering scenic views. There are two further elegant interconnecting reception rooms to the rear providing access to a large balcony which overlooks the beautifully landscaped gardens, mature centrepiece cedar tree and substantial patio seating area.

The dining area and spacious Smallbone kitchen inhabit the lower ground floor which is flooded with natural light. Culinary enthusiasts will take full advantage of this well designed kitchen, fully equipped with appliances, custom cabinetry, generous counter space and pantry. There is also a bedroom, which is currently used as a gym, a WC, wine cellar, utility room, boot room/cloakroom, these can also be accessed via a separate lower ground entrance alongside the garage.

Upstairs, on the first floor is the principal bedroom suite with bespoke fitted wardrobes and en suite bathroom and views over the garden. There is a second bedroom with en suite and two additional bedrooms, the larger of which also benefits from fitted wardrobes. The top floor offers two further double bedrooms, two bathrooms and ample accessible eaves storage.

### Location

The property is well located on the prestigious Castelnau, close to Barnes Village. Commuters will find it conveniently situated for Hammersmith Bridge and the underground. Barnes Bridge station and Barnes station both provide a regular overground service into London Waterloo. There are also good bus services to Putney and Richmond, with their underground connections. Heathrow airport is also easily accessible.

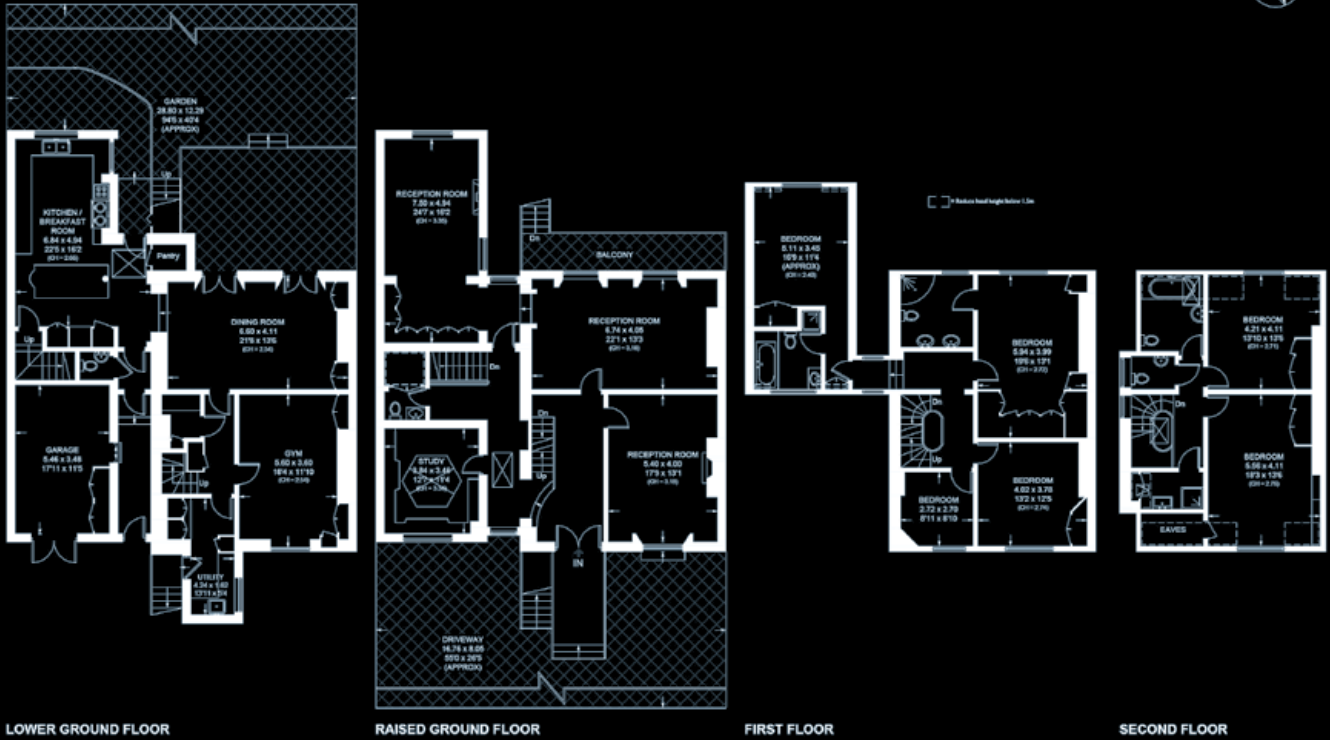
The schools in the area include: St Paul's School, The Harrodian, The Swedish School and Ibstock Place School. For younger pupils, St Paul's Juniors, St Osmunds' (rc), Lowther Primary School and Barnes Primary School.

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)



**CASTELNAU, SW13**

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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