

# 7 Castelnau Row, Barnes, SW13 9EE



£2,600pcm

Unfurnished

A superb recently refurbished Victorian end of terrace house tucked away in this row of period cottages in a quiet cul-de-sac just off of Castelnau in North Barnes.

- 2 large double bedrooms
- Bathroom with shower over the bath
- Kitchen
- Large double reception room
- Off-street parking
- Private garden

# 7 Castelnau Row, Barnes, SW13 9EE

## SUMMARY

- 2 bedrooms
- 1 bathroom
- Kitchen
- Large reception room
- Garden
- Parking

Richmond Borough Council

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## THE PROPERTY

This quiet, cobbled lane just off of Castelnau could be straight out of a Dickens novel. This larger than expected Victorian cottage is nestled in a row of 6 properties and is incredibly peaceful. Ideally located for walks along the River Thames and on your doorstep there's an eclectic mix of restaurants, deli's and coffee shops which makes it fabulously convenient.

The house itself is perfect for a single person or professional couple. The modern kitchen has a gas hob and electric oven, dishwasher, washing machine and under-counter fridge. The large reception room can be accessed from the front and rear of the property which makes it ultra convenient for the parking space and the garden. There is a large under stairs storage cupboard and upstairs two large double bedrooms.

The new bathroom has a shower over the bath and cabinet for storage.

There is hard flooring throughout the ground floor and new carpets throughout the bedrooms.

The lawned garden is the perfect size and is also maintained for you – perfect!

## THE AREA

Castelnau Row runs parallel to Castelnau, just south of Hammersmith Bridge.

Barnes is one of London's most popular residential areas, and the river plays a major role in life here, with the University Boat Race a highlight of the year; Barnes Common provides a huge open space, but a saunter down the towpath is just as entertaining and will lead you to the Wetlands Centre where you can explore the wonderful wildlife.

Just a short walk over Hammersmith Bridge, you can pick up the Piccadilly and District Lines. Barnes Station has 6 trains an hour into Clapham Junction and Waterloo, both Gatwick (by train) and Heathrow are easily accessed, as are the M3/M4 motorways. Links to the motorway networks couldn't be easier, the A316 is 5 minutes away which leads to the M25 and beyond.



**Castelnau Row, London, SW13**  
Approximate Gross Internal Area = 71.8 sq m / 772 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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## TERMS

**Local Authority:**  
Richmond Borough Council

**Council Tax Band: E**

**EPC – D**

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