



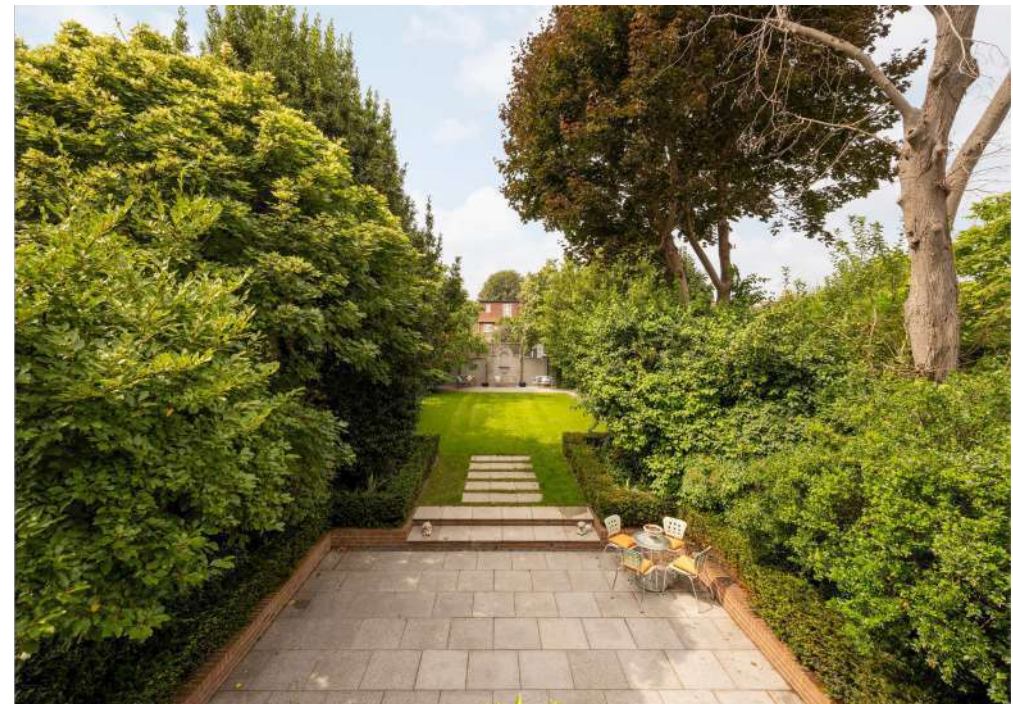
An outstanding period house of approximately 4,500 sq ft with Off-street parking, offering superb and most generous living space, 5 bedrooms and a garden of over 100 ft in length.

Substantially rebuilt and comprehensively refurbished by the current owners in 2008, this is a stunning Grade II Listed Regency style house which seamlessly blends contemporary living with period charm. The house is approached via a private driveway of 56 ft x 39 ft which offers off-street parking for multiple cars. On the raised ground floor, there is a stunning drawing room and dining room of over 42ft in length which provides for entertaining on a grand scale. There is a glass extension to the rear which offers wonderful westerly views over the expansive private garden and sliding glass doors lead out onto a raised terrace which is perfect for entertaining in the summer months. Also on the ground floor is a beautifully appointed kitchen which leads through to a further reception room which allows for more informal entertaining. This room also looks towards the garden and two sets of French doors lead out onto the raised terrace, with steps leading down into the garden which is very private with a Westerly aspect meaning that it benefits from the afternoon sun

On the lower ground floor there is expansive space in the form of a games room, with space for a pool table with two sets of doors that lead conveniently out onto the gardens, where there is an area for covered outside dining, with heat-lamps. There is a further double reception room and the contemporary glass extension, with its sliding glass doors, seamlessly connects the inside with exterior living. There is ample storage, a shower room / guest cloakroom and a large utility room.

On the 1st floor there is a large principal bedroom with views towards the garden, a dressing room and an en-suite bathroom which spans the width of this portion of the house. Adjacent is an office which could also be an additional bedroom / nursery. On this floor there are two further double bedrooms which are supported by a shared shower room. On the 2nd floor, there are two double bedrooms, both with built-in storage and there is an excellent shared bathroom, which offers a freestanding bath, as well as a large shower. There is also an additional storage space.

Castelnau is one of London's most desirable addresses. The name is taken from the French town of Castelnau-Valence. In 1691, the 10th Baron of Castelnau fled France with his son Charles Boileau who purchased land in the area and re-named the address to Castelnau. The house forms part of several pairs of houses, constructed in the mid-1800's.











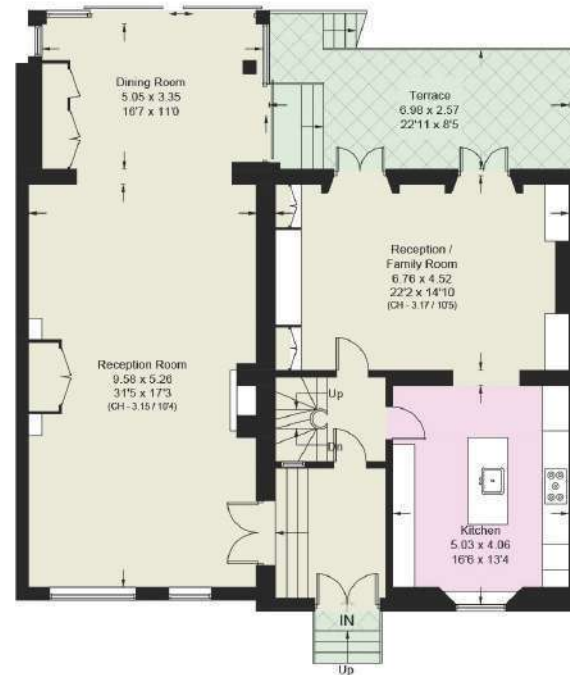


APPROXIMATE FLOOR AREA

449 sq m / 4,833 sq ft

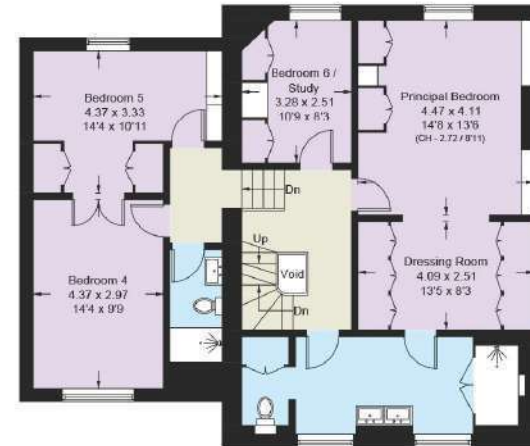


Lower Ground Floor

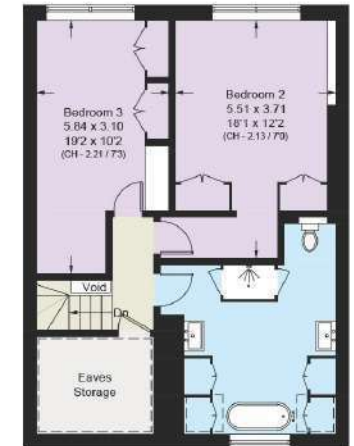


Raised Ground Floor

□ = Reduced head height below 1.5m



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1230421)

ASKING PRICE

£5,000,000

TENURE

Freehold

EPC

D

COUNCIL TAX BAND

H

LOCAL AUTHORITY

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Some images have been digitally enhanced with CGI furniture for illustrative purposes only.

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.