

Henshaw Street, SE17

3 2 2

£750,000 *Freehold*

A well-presented three-bedroom, two-bathroom Victorian terraced house on the peaceful Henshaw Street, in the Yates Estate and Victory conservation area. A short walk away from the heart of the Elephant and Castle regeneration area with excellent transport linked to all over London. EPC rating D

KEY FEATURES

- Great transport links
- Quiet street in a central location
- Good potential
- Well-proportioned throughout
- Garden





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DESCRIPTION

Step into the house and, to your left, are two well-proportioned reception rooms, both featuring sash windows and fitted carpets. The front reception overlooks the quiet street, while the second enjoys a pleasant outlook over the rear garden, offering flexible space for both living and dining.

At the rear of the house is a contemporary kitchen fitted with sleek worktops, modern white units, a gas hob, electric oven, washing machine and dishwasher. A door leads directly out to the private rear garden.

The garden is fully paved, making it a low-maintenance outdoor space that's ideal for relaxing or entertaining.

The first floor comprises a generous principal bedroom overlooking the front of the property, along with two bathrooms at the rear. The bedroom comfortably accommodates a double bed and additional freestanding furniture, with ample space to install full-width fitted wardrobes if desired.

The larger of the two bathrooms is bright and spacious, featuring a bath, WC and wash basin beneath a large sash window. The second bathroom is fitted with a walk-in shower, WC and wash basin.

The top floor offers two further double bedrooms. The front bedroom enjoys views along Henshaw Street, while the rear bedroom overlooks the garden.

Several neighbouring houses on Henshaw Street have been extended to the side and have added roof terraces, demonstrating the potential to further enhance the property, subject to the necessary planning permissions and consents.







MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Southwark Council
Council Tax Band: E
EPC rating: D

PARKING
On-street parking

UTILITIES
Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – ultrafast broadband

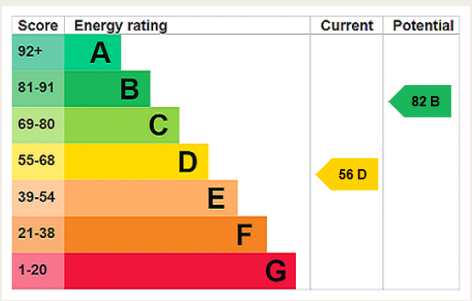
LOCATION

Henshaw Street is a quiet cul-de-sac located on the fringe of Elephant & Castle regeneration area, just between Walworth Road and New Kent Road.

DIRECTIONS

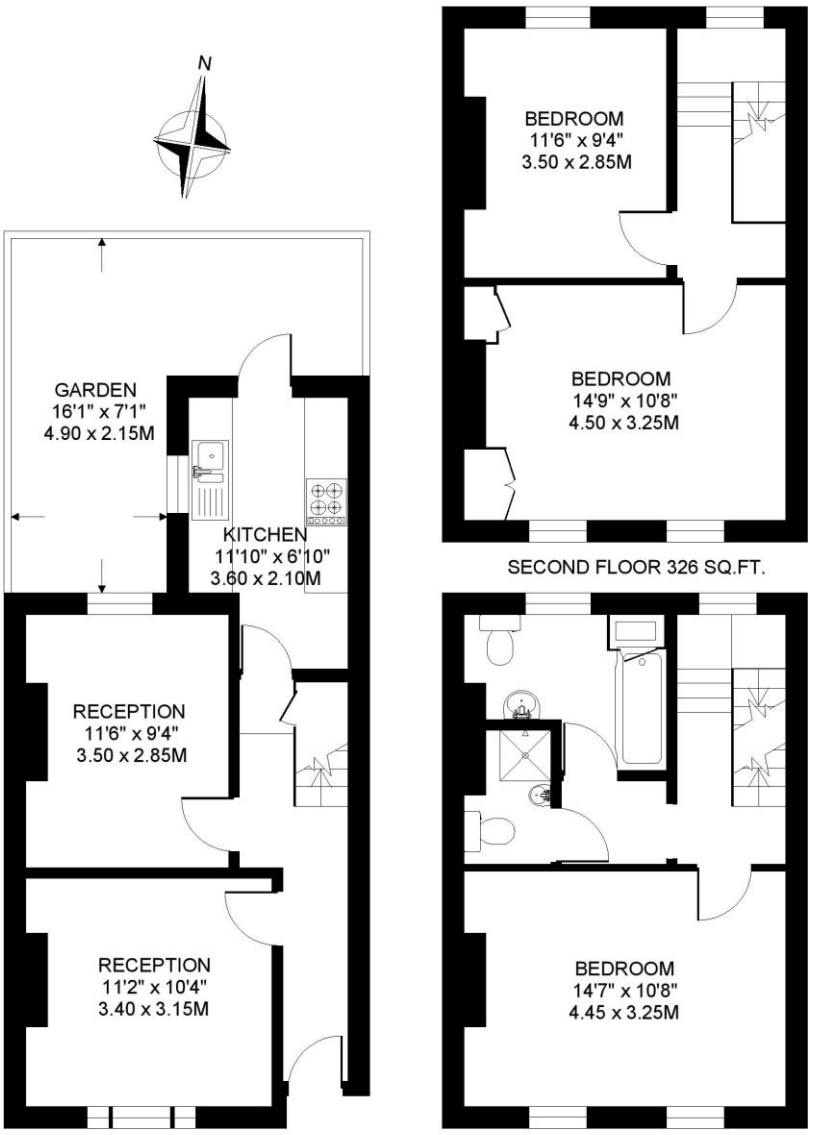
Elephant & Castle Overground and Underground Stations (National Rail, Bakerloo & Northern Line) are approximately 0.6 miles away. The area is also well served by bus services into Central London and the West End.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



HENSHAW STREET. SE17
3 BEDROOM HOUSE

Approximate gross floor area
1045 SQ.FT / 97.1 SQ.M.



GROUND FLOOR 393 SQ.FT.

SECOND FLOOR 326 SQ.FT.

FIRST FLOOR 326 SQ.FT.

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