

# Henshaw Street, SE17

**£850,000** *Freehold*

3 | 2 | 2

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 from the heart of the Elephant & Castle regeneration area with excellent transport linked to all over London. EPC rating D

## KEY FEATURES

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





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## DESCRIPTION

Entering the house, there is a large reception room to the left, with sash windows and original wooden flooring. The front of the room overlooks the quiet street, while the rear looks out onto the garden. The room offers plenty of space for comfortable living and dining. There is direct access to the paved rear garden, which is easy to maintain and makes a great space for sitting outside or entertaining.

At the back of the house is the modern kitchen, fitted with sleek worktops, white units, a gas hob, electric oven, fridge freezer washing machine and dishwasher.

Upstairs, the first floor has a large main bedroom at the front, with plenty of room for a double bed and additional furniture. There is also space to add full-width built-in wardrobes. The room also benefits from the luxury of a dressing room. A bathroom is located at the rear, including a bath, walk-in shower, WC and basin.

The top floor has two further double bedrooms. The front bedroom looks along Henshaw Street, while the rear bedroom overlooks the garden. There is also a bathroom which has a WC, walk-in shower and basin.

There is also potential to extend the property, with several neighbouring houses having added side extensions and roof terraces, subject to the relevant 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**
Off-street parking is available from Southwark Council

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

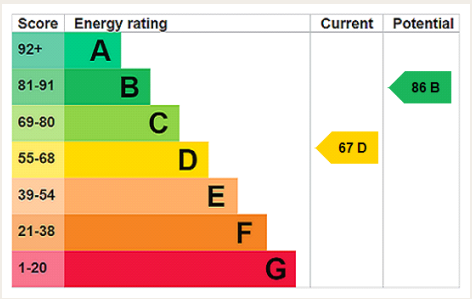
## LOCATION

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 (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
1070 SQ.FT / 99.4 SQ.M.




GROUND FLOOR 394 SQ.FT

FIRST FLOOR 338 SQ.FT

SECOND FLOOR 338 SQ.FT

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