



Henshaw Street, SE17

£875,000 *Freehold*

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A fantastic opportunity to acquire a four-bedroom Victorian house with a private garden, situated on the popular Henshaw Street, just on the fringe of the Elephant and Castle regeneration. EPC rating C

KEY FEATURES

- Refurbished in 2020, including a new kitchen, new bathrooms, new boiler and double glazing throughout
- Private south-facing garden
- Great location near Victory Community Park & Salisbury Row Park
- Next to the Elephant and Castle regeneration area
- Great public transport links
- Quiet residential street



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DESCRIPTION

Upon entering the property on the ground floor, you're welcomed into a spacious hallway with the staircase directly ahead.

To your right is the first reception room, featuring a sash window looking directly out on to the quiet street in front. This well-proportioned space offers ample room for a sofa, coffee table, and other free-standing furniture. It also benefits from built-in storage.

To the rear of the ground floor is the fourth bedroom, a generous double with built-in storage and a sash window that faces the back garden.

At the back of the property is an open-plan kitchen and living area, with sliding glass doors leading directly out to the garden. The kitchen includes ample worktop space and storage, an integrated oven and hob, and space for both a dishwasher and a fridge/freezer.

On the first floor, you'll find two bathrooms and a large double bedroom. Both bathrooms are fitted with a shower-over-bath, WC, sink with storage, and heated towel rail. The bedroom on this floor is generously sized, with space for a double bed, wardrobes, bedside tables, and other free-standing furniture.

The second floor offers two further spacious double bedrooms, each with plenty of room for additional furniture and both benefiting from built-in storage.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Southwark

Council Tax Band: E

EPC rating: C

PARKING

Residents parking permit through 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 the Elephant and Castle regeneration area, just between Walworth Road and New Kent Road.

DIRECTIONS

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

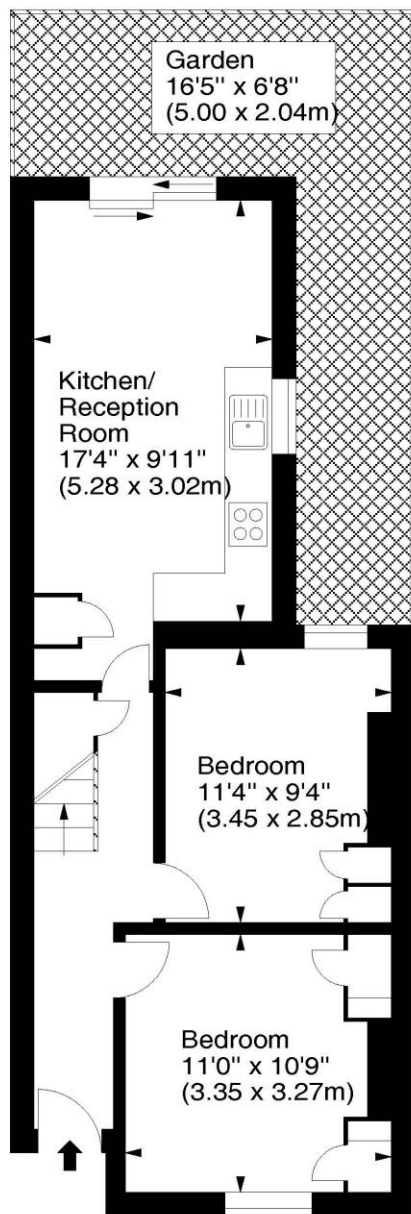
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

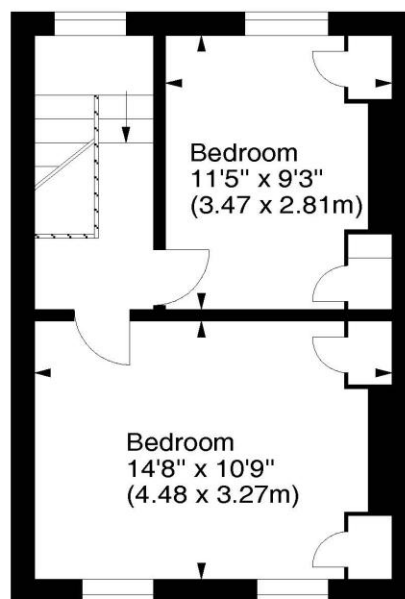
Henshaw Street, SE17



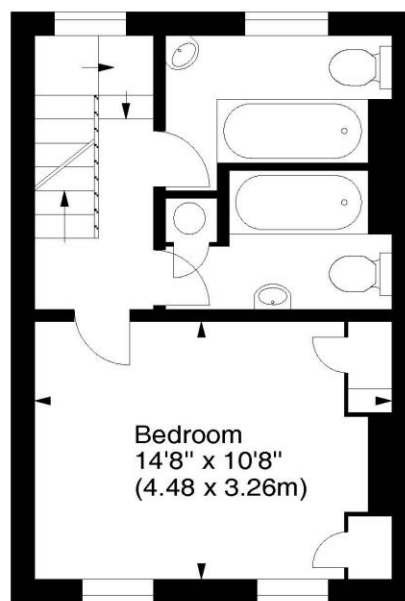
Approx. Gross Internal Area
1168 Sq Ft - 108.51 Sq M



Ground Floor



Second Floor



First Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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for every step...

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