



## Henshaw Street, London, SE17

£850,000 Freehold

A great opportunity to acquire a spacious three-bedroom Victorian House with a private garden, situated on the ever-popular Henshaw Street, just on the edge of the Elephant & Castle regeneration area. EPC rating C

## LOCATION

Henshaw Street is a quiet cul-de-sac located on the edge of Elephant and Castle regeneration area, just between Walworth Road and New Kent Road. The excellent location allows for easy access to transport and to parks such as the Victory Community Park and Salisbury Row Park.

## DESCRIPTION

This property offers well-appointed accommodation across three floors, comprising two reception rooms, a kitchen, two bathrooms, three double bedrooms, and a superb south-facing garden.

The ground floor features two reception rooms: one positioned at the front of the property overlooking the quiet residential street, and the other at the rear, enjoying views of the private garden. Also to the rear of the property is a generously proportioned kitchen, which provides direct access to the garden an ideal space for outdoor entertaining and enjoying natural sunlight throughout the day.

The first floor accommodates the master bedroom, situated at the front of the house. This bright and airy room benefits from two large sash windows, allowing an abundance of natural light. Also on this level are two bathrooms, each comprising a WC and washbasin. One bathroom includes a shower over bath, while the other features a walk-in shower.

The second floor offers two further double bedrooms, one located at the front and the other at the rear of the property.

## UTILITIES

- Electricity – mains connected
- Gas – mains connected
- Water – mains connected
- Heating – electric central heating
- Sewerage – mains connected
- Broadband – Ultrafast Broadband

## LOCAL AUTHORITY

- Southwark Council
- Council Tax Band E

## TENURE

- Freehold

## DIRECTIONS

Elephant and Castle Over Ground and Underground Stations (Zone 1, National Rail, Bakerloo & Northern Line) are approximately 0.4 miles away. The area is also very well served by bus services into Central London, The City and the West End.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

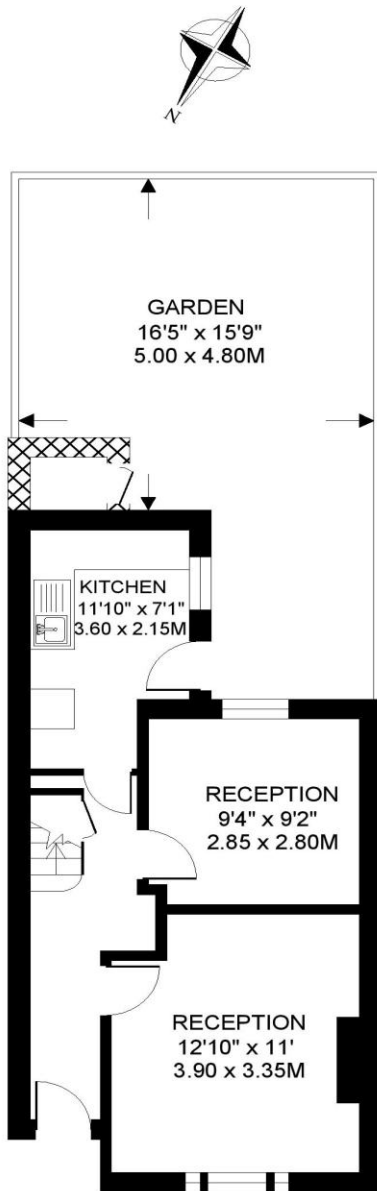




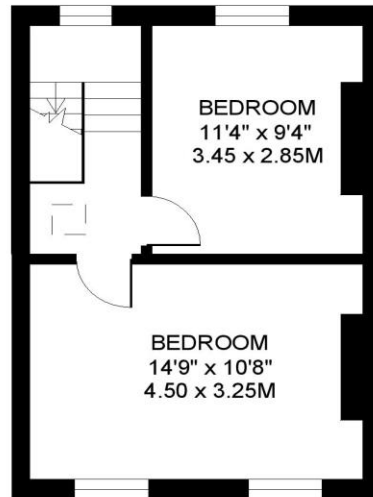


HENSHAW STREET SE17  
3 BEDROOM HOUSE

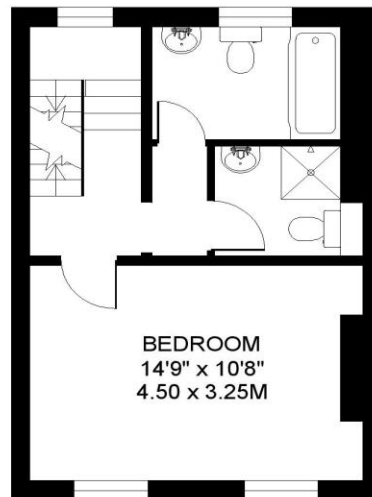
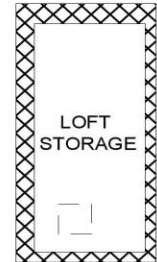
Approximate gross floor area  
**1040 SQ.FT / 96.6 SQ.M.**  
Plus storage areas 56 sq.ft. / 5.2 sq.m.



GROUND FLOOR 385 SQ.FT.



SECOND FLOOR 332 SQ.FT.



FIRST FLOOR 323 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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