



Henshaw Street, Elephant and Castle, London, SE17

£885,000 Freehold

A well-presented three-bedroom, one-bathroom Victorian terraced house on the peaceful Henshaw Street. A short walk away from the heart of the Elephant and Castle regeneration with excellent transport links to all over London.

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.

DESCRIPTION

Enter into the house and on your left are two reception rooms, both carpeted with sash windows – one looking onto the quiet street and the other looking on the garden.

The kitchen, positioned to the rear of the house, is contemporary in design with modern white units, stylish countertops, an gas hob, electric fan-powered oven, washing machine and dishwasher. The kitchen has access to the private rear garden.

The garden is paved and offers a lovely place to sit and relax. There is storage in what would have been the original outside w/c and also a large storage unit, perfect for garden furniture.

Upstairs, the first floor comprises a large bedroom to the front, and bathroom to the rear.

The main bedroom provides more than enough space for a double bed with additional space reserved for free-standing furniture. One could easily install full width built in storage as you enter the bedroom.

The bathroom to the rear is a large space with a shower over a bath, w/c and sink. The sash window provides plenty of natural light as it is South facing.

The top floor of the property comprises two large bedrooms, the front of which enjoys views onto Henshaw Street below while the rear overlooks the garden.

Other houses on Henshaw Street have created side return extensions and also created roof terraces, STPP.

Parking permit is availbale from Southwark Council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - E

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – super fast fibre

LOCAL AUTHORITY

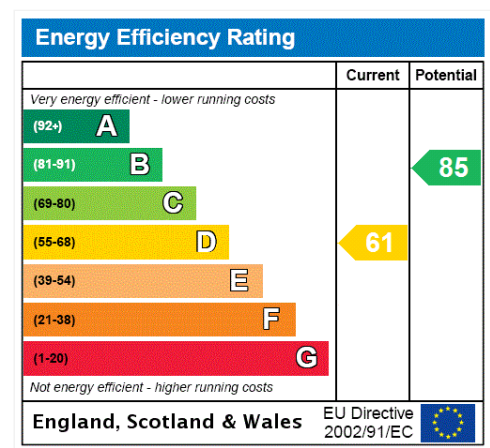
Southwark Council

TENURE

Freehold

DIRECTIONS

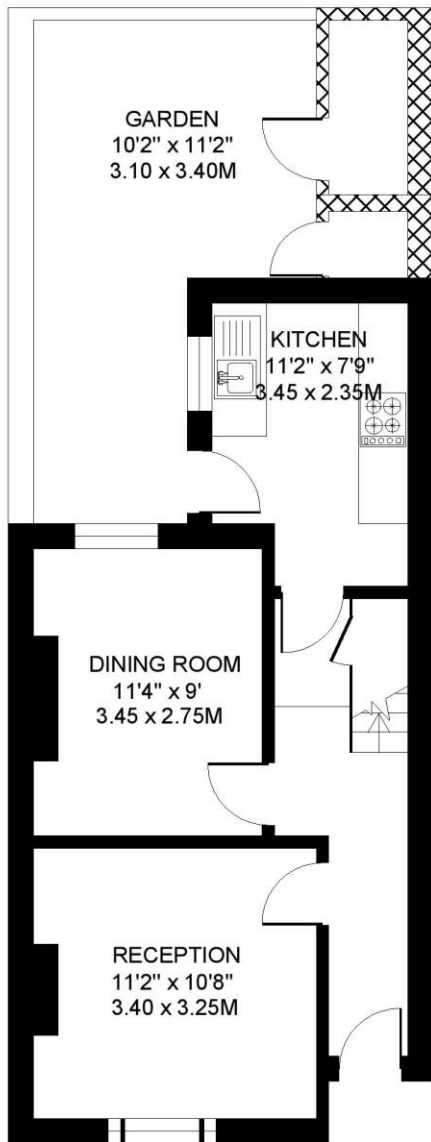
Elephant & Castle Overground and Underground Stations (National Rail, Bakerloo & Northern Line) are approximately 0.6 miles away. The area is also well served by bus services into Central London and the West End.



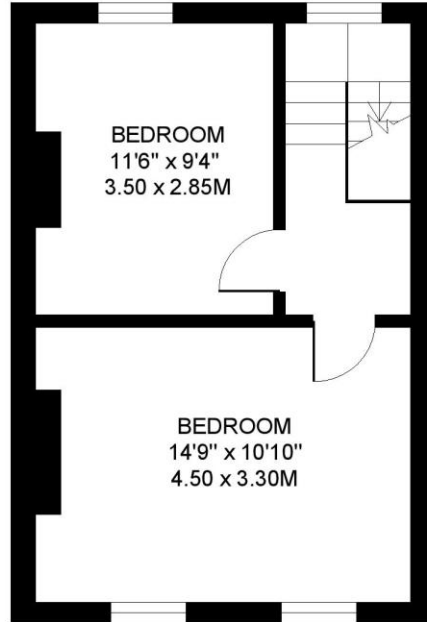


HENSHAW STREET. SE17
3 BEDROOM HOUSE

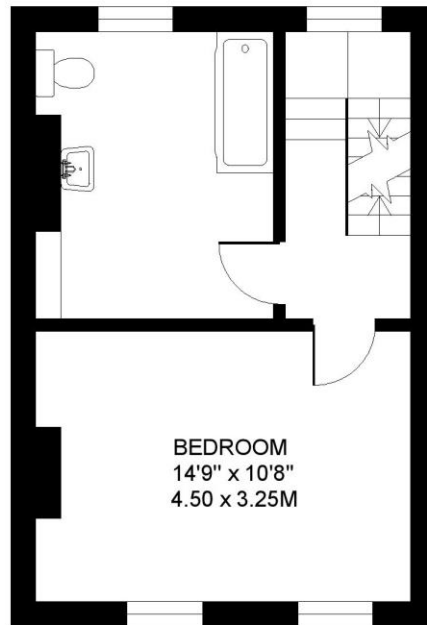
Approximate gross floor area
1068 SQ.FT / 99.2 SQ.M.
Plus garden storage 30.sq.ft. / 2.8 sq.m.



GROUND FLOOR 400 SQ.FT.



SECOND FLOOR 334 SQ.FT.



FIRST FLOOR 334 SQ.FT.

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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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