



63 Henshaw Street

London, SE17 1PE

£4,250 Per month



# 63 Henshaw Street



## Description

This spacious five bedroom Victorian house is located in a quiet cul de sac that is a 6 minute walk from Elephant & Castle Station, local amenities and other transport links.

The property has been finished to a good modern standard with wood floors, modern furnishings, neutral decor, and high spec fittings . The kitchen opens onto a patio garden. Set over three levels the house comprises five double bedrooms, fully integrated kitchen, two large bathrooms and a private garden. Perfect for students and sharers alike.

The property benefits from fantastic links into the City, Canary Wharf and Central London with tube and bus.

This property is available mid September 2024 on a part furnished basis.

- Spacious five bedroom house
- Perfect for students and sharers alike
- Two large bathrooms
- Available September 2024
- Private garden
- Modern furnishings
- Fantastic links into the City
- Quiet cal de sac road
- Part furnished

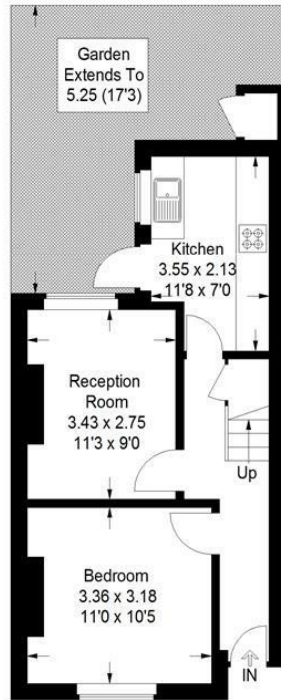




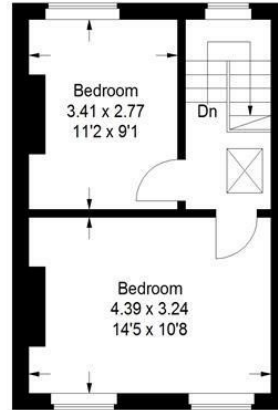
# Floor Plan

## Henshaw Street, SE17

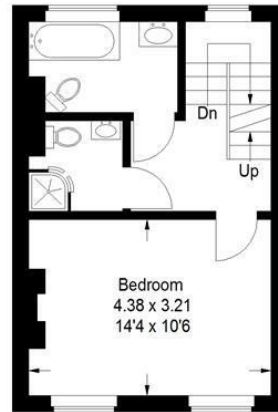
Approximate Gross Internal Area  
 Ground Floor = 35.6 sq m / 383 sq ft  
 First Floor = 29.9 sq m / 322 sq ft  
 Second Floor = 29.9 sq m / 322 sq ft  
 Total = 95.4 sq m / 1027 sq ft



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID683667)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		59	66
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		55	63
EU Directive 2002/91/EC			

## Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

