



Henshaw Street, London SE17

welcome to

Henshaw Street, London

We are delighted to introduce to the market this beautifully appointed three/four double bedroom mid terrace period property, available for sale with the advantage of no onward chain. Arranged over three floors the property has been sympathetically extended to the rear and first floor and could easily be turned in to a four bedroom house by reinstating the original layout on the third floor back to two bedrooms. The property is situated on a sought after tree lined cul de sac just moments from Elephant and Castle station (Bakerloo, Northern lines and overground). The local shops and restaurants on Walworth Road, London's famous East Street and Borough Markets and the more recently established Mercato Metropolitano are also just a short distance away. The property is also moments from the Elephant and Castle regeneration area which forms one of Europe's largest regeneration zones.

Accommodation comprises an entrance hall, living room, open plan extended kitchen/reception room with bi-fold doors, downstairs WC, three double bedrooms, remodelled bathroom and rear garden.

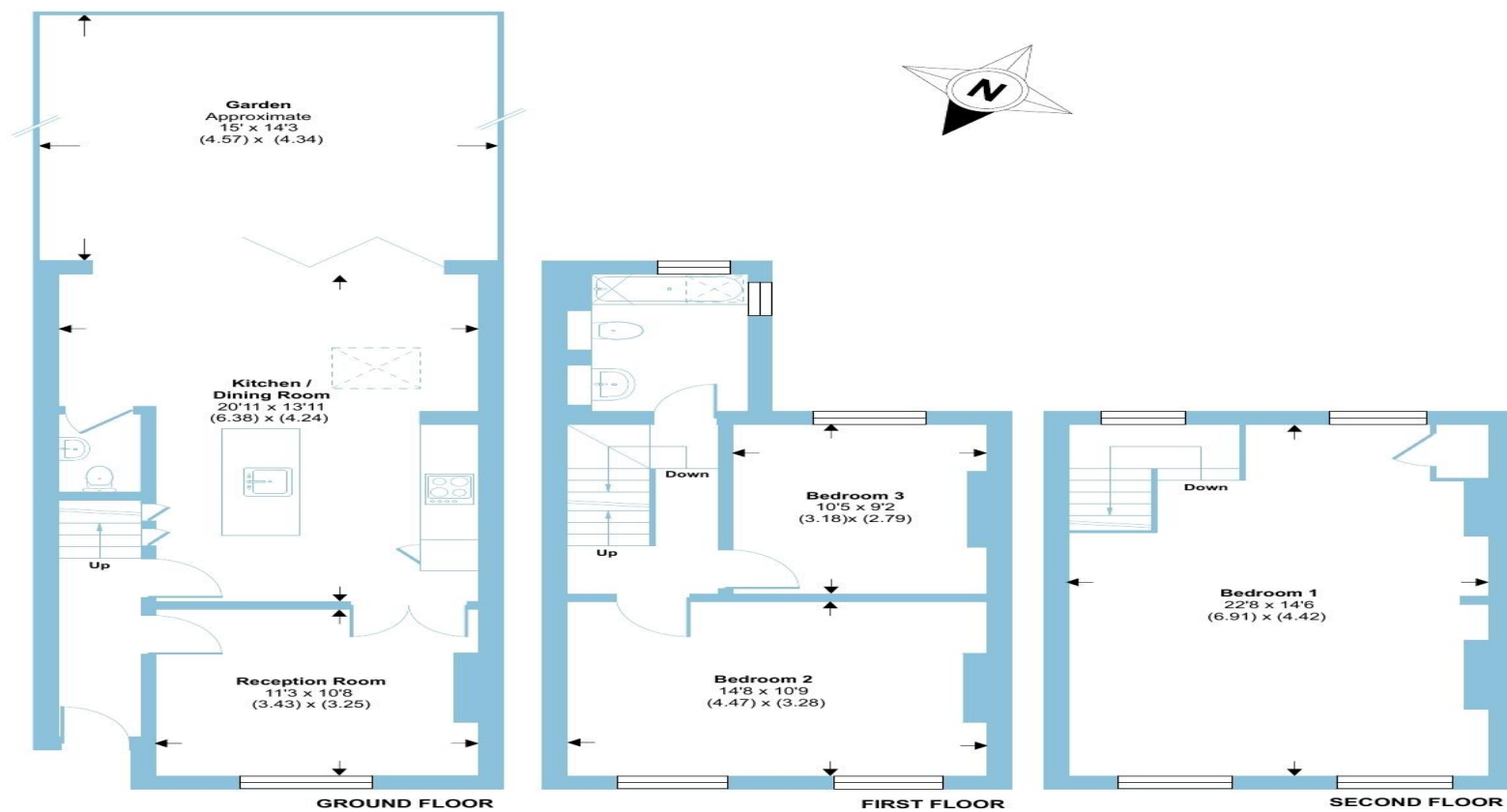
Early viewings are advised in order to secure!



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Approximate Area = 1158 sq ft / 107.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1296442.

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Henshaw Street, London

- Three/Four Double Bedrooms
- Mid Terrace
- Period Property
- Extended to Rear & First Floor
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KGT110671 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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