



Upper Ground Floor Converted Flat
**TENNISON ROAD,
SOUTH NORWOOD,
LONDON,
SE25 5NF**

£1,400 pcm

FEATURES

Superb 1 Bedroom Apartment

Modern Kitchen with Appliances

En-Suite Bathroom + Separate WC

Roof Terrace

Unfurnished

EPC Rating C

Council Tax Band B

Rent in advance £1,400

Deposit £1,615 registered with TDS

Available Now!



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1 Bedroom Upper Ground Floor Converted Flat located in South Norwood

Superb 1 Bedroom Apartment with a Roof Terrace.
Situating within easy reach of Norwood Junction
Overground, South Norwood Park, South Norwood High
Street with its popular shops, cafes and restaurants.
Features; Spacious lounge, Modern fitted kitchen with
appliances, Separate WC, Spacious bedroom with fitted
wardrobe and en-suite bathroom, Roof Terrace, Gas
central heating and Double glazed windows.
Unfurnished. EPC Rating C. Council Tax Band B. Rent
in advance £1,400. Deposit £1,615 registered with TDS.
Available Now!

LOUNGE

MODERN KITCHEN

SEPARATE WC

SPACIOUS DOUBLE BEDROOM WITH A FITTED
WARDROBE AND AN EN-SUITE MODERN
BATHROOM

SUPERB ROOF TERRACE

TENANTS INFORMATION:

Viewing Properties:

All viewings will be arranged and accompanied by our
Lettings Team. We are available from 9am to 6pm

Monday to Friday and 9am to 4pm on Saturdays.

Securing Properties:

Once you have found your property and your offer /
terms have been agreed by the Landlord, we will require
a Holding Deposit of £320 which will be deducted from
your final completion monies.

Tenancy Conditions:

Maximum of two persons are permitted to reside at this
property.

Minimum gross annual salary must be £42,000 as a
mandatory requirement to pass referencing on this
property, which can either be a single income or joint
income for joint tenancies.

Initial Move In Costs Are:

Rent in Advance is £1,400.

Security Deposit is £1,615 (Registered with TDS).

Referencing Documents Requirements:

Original Passports.

Share Codes for non UK tenants.

A Utility Bill dated within the last 3 months.

Last 3 months bank statements.

Last 3 months payslips.

Complete our online referencing application form.

Benson & Partners have Client Money Protection and are
members of the following schemes:

ARLA - Property mark

The Property Ombudsman

TDS - Tenancy Deposit Scheme



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ

BENSON & PARTNERS – GENERAL TENANTS INFORMATION:

VIEWING PROPERTIES:

All viewings will be arranged and accompanied by our Lettings Team. We are available for viewings on most properties from 9am to 6pm Monday to Friday and 9am to 4pm on Saturdays.

SECURING PROPERTIES:

Once you have found your property and your offer / terms have been agreed by the Landlord, we will require a Holding Deposit which is equivalent of 1 week's rent as advertised, which will be deducted from your final completion monies.

TENANCY CONDITIONS:

Most properties will have a maximum number of occupants that are permitted to reside in the properties which will vary according to the property size / layout.

Pets are Not permitted.

Minimum gross annual salary must be 30 x the monthly rent advertised as a mandatory requirement to pass referencing on any property, which can either be a single income or joint income for joint tenancies.

INITIAL MOVE IN COSTS ARE:

Rent in Advance is usually the advertised monthly rent.

Security Deposit is usually equivalent of between the advertised 1 months' rent to 5 weeks rent (Registered with TDS).

REFERENCING DOCUMENTS REQUIREMENTS:

Original Passports.

Original Visa Documents or Biometric Cards for non UK tenants.

A Utility Bill dated within the last 3 months.

Last 3 months bank statements.

Last 3 months payslips.

Complete our online referencing application form.

TENANT COSTS (As prescribed by Law):

Refundable holding deposit to reserve a property capped at one weeks' rent.

Rent.

Refundable tenancy deposit capped at no more than five weeks' rent.

Payments to change the tenancy when requested by the tenant – Normal reasonable costs incurred are £300.

Payments associated with early termination of the tenancy when requested by the tenant.

Payments in respect of Utilities, Communication services, TV Licence and Council Tax etc.

Default fee for late payment of rent at £30.

Replacement of a lost key/security device.

BENSON & PARTNERS HAVE CLIENT MONEY PROTECTION AND ARE MEMBERS OF THE FOLLOWING SCHEMES:

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The Property Ombudsman

TDS – Tenancy Deposit Scheme

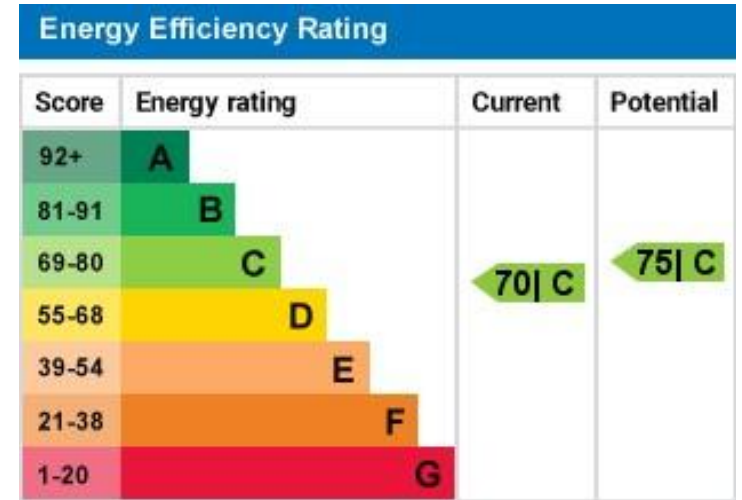
Contact Us On:

020 8653 3444

southnorwood@bensonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.