



Maisonette  
**LAMBROOK TERRACE,  
FULHAM,  
LONDON,  
SW6 6TG**

**£2,900 pcm**

**FEATURES**

Spacious 2 Bedroom, 2 Bathroom Maisonette

Fitted Wardrobes to both Bedrooms

Study

Gas Central Heating & DG Windows

Own Entrance & Rooftop Balcony

Council Tax Band D

EPC Rating C

Rent in advance £2,900

Deposit £3,345 registered with TDS

Available Now!



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## 2 Bedroom Maisonette located in Fulham

Spacious 2 Double Bedroom, 2 Bathroom Maisonette with a Study, Rooftop Balcony and it's own entrance, on one of Fulham's premier roads. Ideally located for the excellent shops, bars and restaurants on Munster Road, as well as Putney Bridge & Parsons Green Underground Stations. Features; Bright and spacious lounge / dining room, Study, Modern kitchen with appliances, Bathroom, Master bedroom with fitted wardrobes and en-suite shower room, Bedroom two with fitted wardrobes, Gas central heating, Double glazed windows and a Patio rooftop balcony. Unfurnished. Council Tax Band D. EPC Rating C. Rent in advance £2,900. Deposit £3,345 registered with TDS. Available Now!

FRONT DOOR LEADING INTO HALLWAY WITH STAIRCASE TO FIRST FLOOR LANDING

SPACIOUS LOUNGE / DINING ROOM

STUDY

MODERN KITCHEN WITH APPLIANCES

BATHROOM

BEDROOM 2 WITH FITTED WARDROBES

STAIRCASE TO SECOND FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES AND VIEWS OF THE ROOFTOP BALCONY

EN-SUITE SHOWER ROOM

SPACIOUS ROOFTOP BALCONY

TENANTS INFORMATION:

Viewing Properties:

All viewings will be arranged and accompanied by our Lettings Team. We are available for viewings from 9.30am to 5.30pm Monday to Friday and 9.30am to 2.30pm 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 £665 which will be deducted from your final completion monies.

Tenancy Conditions:

Maximum of four persons are permitted to reside at this property (No sharers).

Minimum annual salary must be £87,000 (Gross if PAYE or Net if Self Employed) as a mandatory requirement to pass referencing on this property, which can either be a single income or joint income for joint

tenancies (Zero hour contracts or If applicant is currently in a Probationary Period can't be included in the above calculations).

Initial Move In Costs Are:

Rent in Advance is £2,900.

Security Deposit is £3,345 (Registered with TDS).

Document Requirements:

Original Passports.

Share Codes for non UK tenants.

A Utility Bill or Bank Statement dated within the last 3 months.

Referencing Requirements:

Complete our online referencing application form.

Provide current Employers and Landlords details for reference.

Last 3 months bank statements.

Last 3 months payslips.

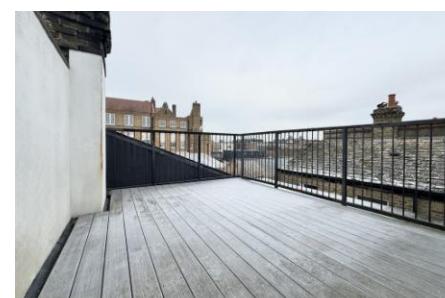
Open Banking Reference.

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:**

ARLA – Propertymark

The Property Ombudsman

TDS – Tenancy Deposit Scheme

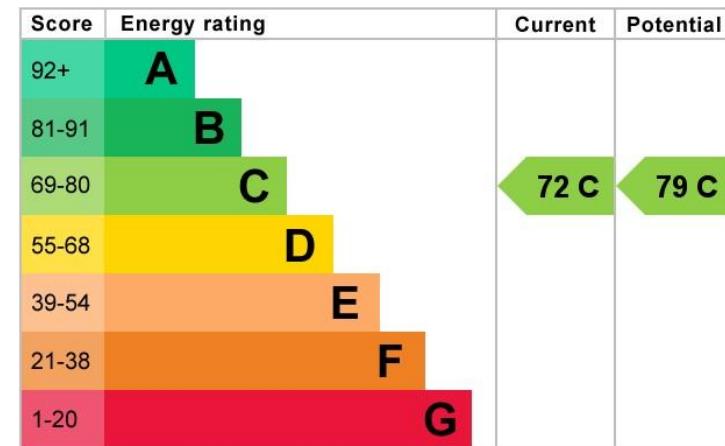
## **Contact Us On:**

**020 8653 3444**

**southnorwood@bensonpartners.co.uk**

**www.bensonpartners.co.uk**

## **Council Tax Band: D**



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.