



- Spacious 4 Bedroom Semi Detached
- Ground Floor Shower Room
- First Floor Family Bathroom
- Gas Central Heating
- Beautiful Large Rear Garden

## The Chase, Norbury, London, SW16 3AE

Superbly Presented and Spacious 4 Bedroom Semi Detached House. Situated on a tree lined street just off Green Lane with Streatham Common, Norbury Station, Tesco Super Store and Norbury High Street within easy access. Features; Spacious open plan reception rooms, Family room opening into Kitchen / Diner, Utility Room, Ground floor shower room, First floor family bathroom, 4 bedrooms, Garage with electric door plus additional kitchen, Lovely front garden with off street parking, Beautiful large rear garden, Gas central heating and Partly double glazed. Unfurnished. EPC Rating D. Rent in advance £2,500. Deposit £2,850 registered with TDS. Available Now!

**£2,500 pcm**





## Property Description

### ENTRANCE HALLWAY

**RECEPTION ROOM 1** 15' 1" x 14' 6" (4.61m x 4.43m)  
Opening into Reception Room 2 with a combined length of 9.74 m with a width of 4.43 m narrowing to 3.78 m

**RECEPTION ROOM 2** 15' 6" x 12' 4" (4.74m x 3.78m)  
Opening into Reception Room 1 with a combined length of 9.74 m with a width of 4.43 m narrowing to 3.78 m

**RECEPTION ROOM 3** 12' 8" x 8' 5" (3.88m x 2.58m)

**KITCHEN / DINING ROOM** 18' 1" x 9' 8" (5.53m x 2.95m)

**UTILITY ROOM** 8' 9" x 4' 10" (2.68m x 1.48m)

**GROUND FLOOR SHOWER ROOM** 9' 5" x 4' 9" (2.88m x 1.46m)

### LANDING

**FIRST FLOOR BATHROOM** 8' 11" x 6' 3" (2.72m x 1.91m)

**BEDROOM 1** 19' 0" x 12' 5" (5.81m x 3.81m) Maximum Measurement

**BEDROOM 2** 12' 10" x 10' 2" (3.93m x 3.11m)

**BEDROOM 3** 9' 11" x 8' 9" (3.04m x 2.69m)

**BEDROOM 4** 9' 6" x 8' 6" (2.90m x 2.61m) Maximum Measurement







**ADDITIONAL KITCHEN INSIDE GARAGE 6' 10" x 13' 3" (2.09m x 4.05m)**

**GARAGE WITH ELECTRIC UP AND OVER DOOR 19' 4" x 13' 1" (5.90m x 4m)**

**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 £575 which will be deducted from your final completion monies. You will also need to complete a Holding Deposit acceptance form.

**Tenancy Conditions:**

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

Pets are Not permitted.

Tenants Must be employed.

Minimum gross annual salary must be £75,000 as a mandatory requirement to pass referencing on this property, which can either be a single income or joint income for joint tenancies.

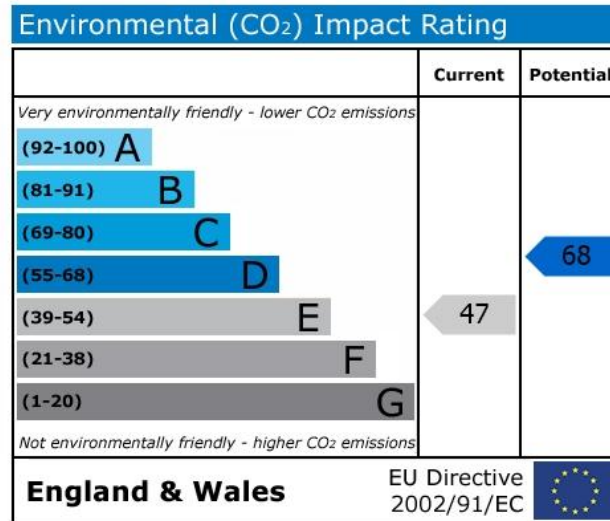
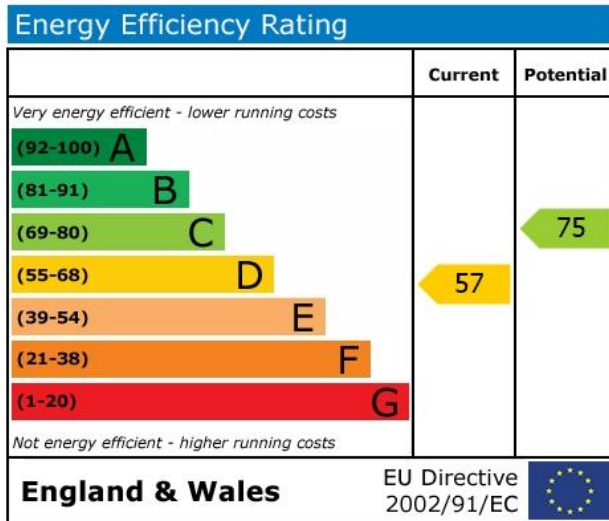
**Initial Move In Costs Are:**

Rent in Advance is £2,500.

Security Deposit is £2,850 (Registered with TDS).

**Referencing Documents Requirements:**





Original Passports.

Original Visa Documents or Biometric Cards or 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 referencing application form.

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

ARLA - Propertymark

The Property Ombudsman

TDS - Tenancy Deposit Scheme

Benson & Partners Ltd  
4 – 6 Station Road  
London  
SE25 5AJ

southnorwood@bensonpartners.co.uk  
020 8653 3444

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.