

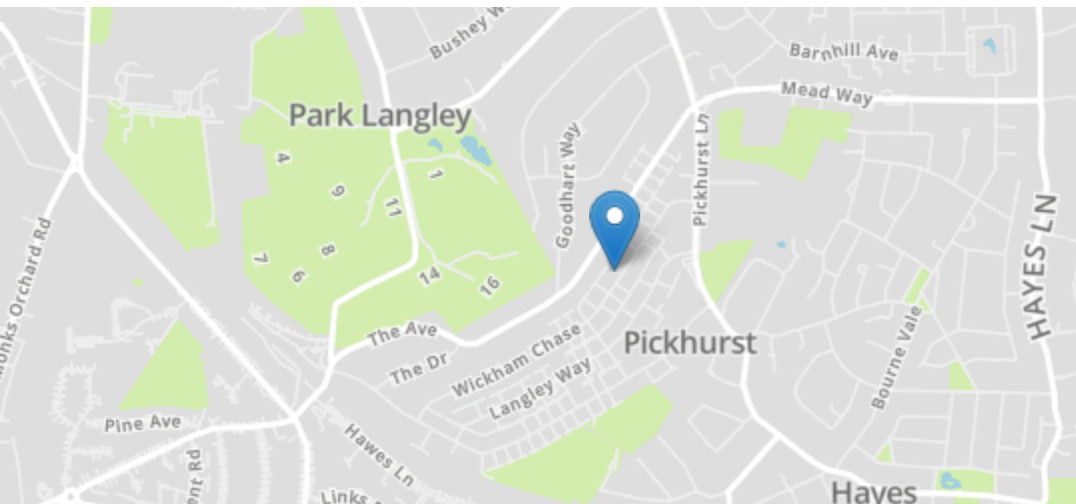
**Bromley Office**

- 11 Plaistow Lane, Bromley, BR1 4DS
- 020 8460 4166
- bromley@proctors.london

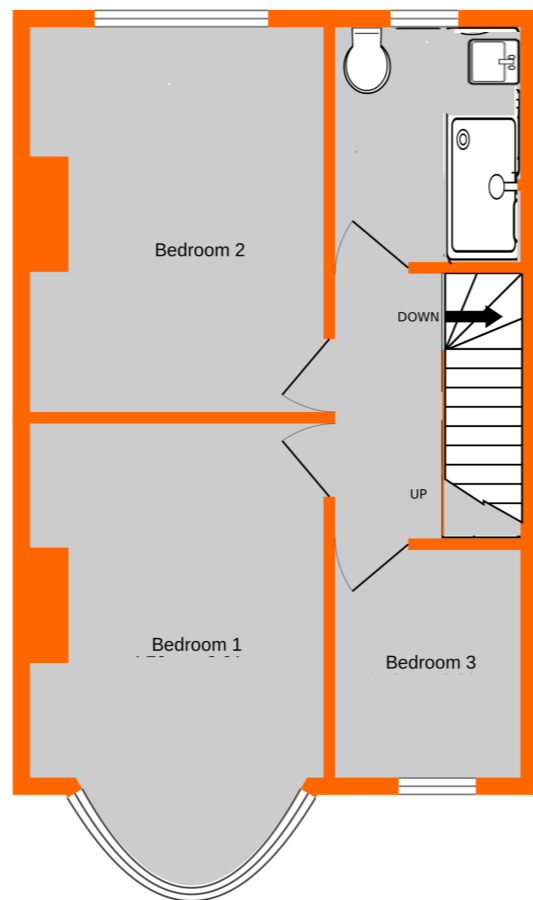
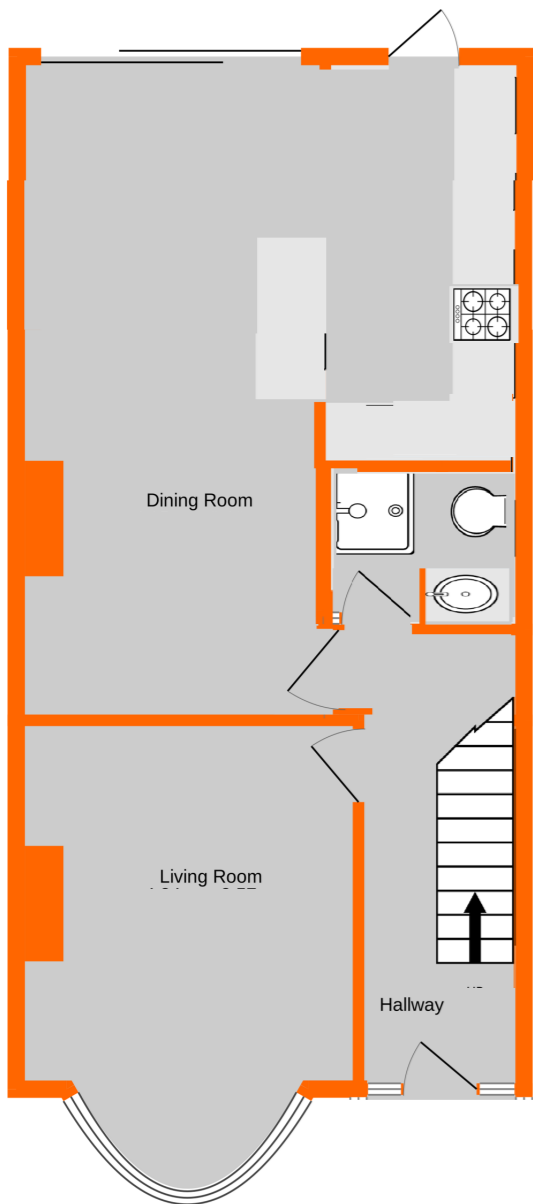


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



Viewing by appointment with our Bromley Office - 020 8460 4166

183 Wickham Chase, West Wickham, Kent BR4 0BH

£2,250 pcm

- Three Bedrooms
- Kitchen Breakfast Room
- Off Street Parking
- Close To West Wickham
- Langley Catchment Area
- Updated Bathroom
- Double Glazed
- Available May

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)



183 Wickham Chase, West Wickham, Kent BR4 0BH

Available unfurnished from the end of May early June, three bedroom mid terraced family home, ideally located within this highly desirable road, close to transport links and the ever popular Langley Park schools. Open kitchen breakfast room, lounge, downstairs shower room, three bedrooms, two with built in wardrobes and family bathroom. Rear garden with lawn, paved patio and garage, ideal for storage. Off street parking to the front.

Location

Wickham Chase runs between Pickhurst Lane and Pickhurst Rise and if approaching from Pickhurst Lane this house is on the right hand side. Local schools include the sought after Langley Park Secondary schools for boys and girls and Pickhurst Infant and Junior schools. West Wickham Station is about 0.8 of a mile away. Hayes Station and shops in Station Approach are about 0.8 of a mile away. Bus services pass along Pickhurst Lane with routes to Bromley High Street about 1.5 miles away with The Glades Shopping Centre and Bromley South Station. Pickhurst Recreation Ground can be accessed off Pickhurst Lane and Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Hall

4.66m x 1.73m (15' 3" x 5' 8") Hard wood glazed door, radiator, wooden flooring, coved, understairs storage cupboard.

Lounge

4.36m x 3.50m (14' 4" x 11' 6") Double glazed window to front, radiator, fire place with wooden surround, coved, spot lights, wooden flooring.

Family Room/Kitchen

7.78m x 5.10m (25' 6" x 16' 9") Double glazed Fire door to rear, double glazed window to rear, range of fitted wall and base units, wooden work surfaces, dishwasher, electric oven, extractor hood, gas hob, washing machine, Velux, spot lights, wall mounted Vaillant boiler, wooden flooring.

First Floor

Landing

Stairs to first floor landing.

Bedroom 1

4.33m x 3.02m (14' 2" x 9' 11") Double glazed bay window to front, wardrobes to one wall, wood laminate flooring, radiator.

Bedroom 2

3.99m x 3.02m (13' 1" x 9' 11") Double glazed window to rear, wardrobes to one wall, wood laminate flooring, airing cupboard housing hot water cylinder, radiator.

Bedroom 3

3.12m x 1.90m (10' 3" x 6' 3") Double glazed window to front, radiator, wood laminate flooring.

Bathroom

2.39m x 1.91m (7' 10" x 6' 3") Double glazed window to rear, panelled bath, vanity basin, low level w/c, tiled walls, extractor.

Outside

Front

Off street parking for one car.

Rear

Paved patio area, mainly laid to lawn, rear access, garage for storage.

Addition Information

Council Tax

London Borough of Bromley Band E.  
For the current rate please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

Broadband and Mobile

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.  
(Proctors are not taking holding deposits)  
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).  
SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)  
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.  
SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)  
Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.  
UNPAID RENT  
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)  
Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).  
VARIATION OF CONTRACT (TENANT'S REQUEST)  
£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.  
CHANGE OF SHARER (TENANT'S REQUEST)  
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.  
EARLY TERMINATION (TENANT'S REQUEST)  
Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.  
GREEN DEAL  
To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.  
Other Permitted Payments:  
• Rent  
• Utilities and council tax/TV licence  
• Communication services, cable, satellite, installation and subscription  
• Default fees  
• Any other permitted payments, not included above, under the relevant legislation including contractual damages  
TENANT PROTECTION  
Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website [www.proctors.london](http://www.proctors.london) or by contacting us direct.