First   line
quick maffs defied
SE1 1AA

Hello! This is a test letter where for font reasons (arial doesn't appear to have the ff ligature so that ligature ends up in FreeSans), the y coordinates of the word "maffs" do not match the y coordinates of "quick" and "defied", so the address validation can get confused and try and put it on a separate line.

It also has some duplicate whitespace on line 1 and trailing whitespace after the postcode to make sure we strip that too