

£187,500 Shared Ownership

Low House, 12 Hebden Place, London, SW8 2FT



- Guideline Minimum Deposit £18,750
- Guideline Income Dual £61.9k | Single £70.1k
- Fourth Floor with Terrace
- Approx. 772 Sqft Gross Internal Area
- Underfloor Heating Throughout
- Communal Garden, Concierge and Gym
- Minutes from Nine Elms Station
- Short Walk to Vauxhall Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £750,000). This spacious two-bedroom apartment is on the fourth floor (level with the communal garden) and has a reception room with sleek open-plan kitchen and a sliding door that leads out to a private terrace. There is a spacious bedroom with attractive, en-suite shower room plus a similar-sized second double bedroom, a stylish main bathroom and a generous amount of fitted storage in the entrance hallway. Low House is part of a modern development within the extensive Nine Elms regeneration area - an ambitious, multi-billion pound project predicted to have a transformational effect on what is already a desirable central London location. The brand new Nine Elms Northern Line Station is just minutes away and Vauxhall is within easy walking distance. Well insulated walls, high performance glazing and underfloor heating supplied from a communal system make for a very good energy-efficiency rating. The development has a concierge, gym and a residents' lounge with private dining room and cinema room.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 2016).

Minimum Share: 25% (£187,500).

Shared Ownership Rent: £619.59 per month (subject to annual review).

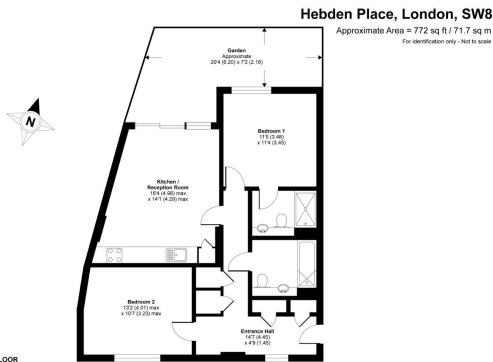
Service Charge: £336.84 per month (subject to annual review).

Ground Rent: £250.00 for current year.

Guideline Minimum Income: Dual - £61,900 | Single - £70,100 (based on minimum share and 10% deposit).

Council Tax: Band F, Lambeth. Priority is given to applicants living and/or working in this local authority.

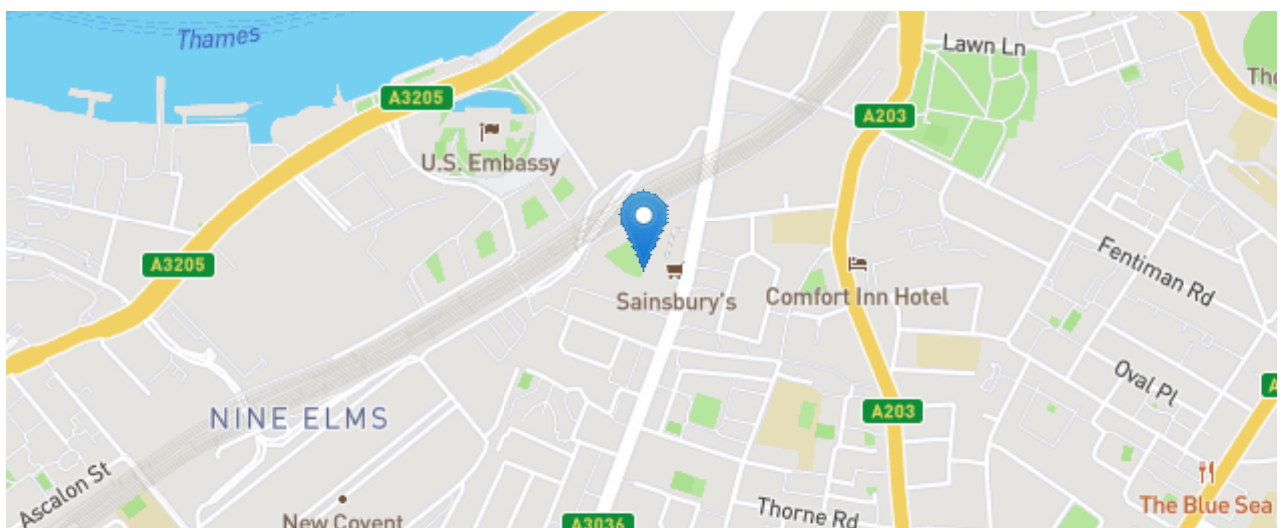
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



DIMENSIONS

- RECEPTION
16' 4" max. x 14' 1" max. (4.98m x 4.29m)
- TERRACE
approximately 20' 4" x 7' 2" (6.20m x 2.18m)
- KITCHEN
included in reception measurement
- BEDROOM 1
11' 5" x 11' 4" (3.48m x 3.45m)
- EN-SUITE SHOWER ROOM
- BEDROOM 2
13' 2" max. x 10' 7" max. (4.01m x 3.23m)
- BATHROOM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B		83	83
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.