

£212,500 Shared Ownership

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



- Guideline Minimum Deposit £21,250
- Eighth Floor with Balcony
- Overlooks Communal Garden
- Minutes from Nine Elms Station
- Guideline Income Dual £72.4k | Single £82.3k
- Approx. 975 Sqft Gross Internal Area
- Concierge and Residents' Gym
- Short Walk to Vauxhall Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £850,000). A great chance to buy a spacious apartment in this attractive, modern development. The property is on the eighth floor (four above podium level) and features a 30' dual-aspect reception room which opens onto a balcony overlooking the well-tended communal garden. There is a sleek kitchen area, two large bedrooms, a stylish, high-spec bathroom and en-suite shower room plus useful built-in storage in the entrance hallway. Lowe House is part 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 recently opened Nine Elms Northern Line Station is just minutes away and Vauxhall is also within easy walking distance. Demanding insulation standards, high performance glazing and underfloor heating supplied from a communal system have resulted in very good energy-efficiency ratings. 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% (£212,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £708.09 per month (subject to annual review).

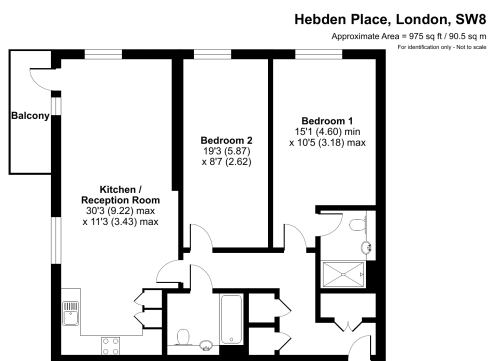
Service Charge: £396.21 per month (subject to annual review).

Ground Rent: £250.00 for current year.

Guideline Minimum Income: Dual - £72,400 | Single - £82,300 (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

30' 3" max. x 11' 3" max. (9.22m x 3.43m)

KITCHEN

included in reception measurement

BEDROOM 1

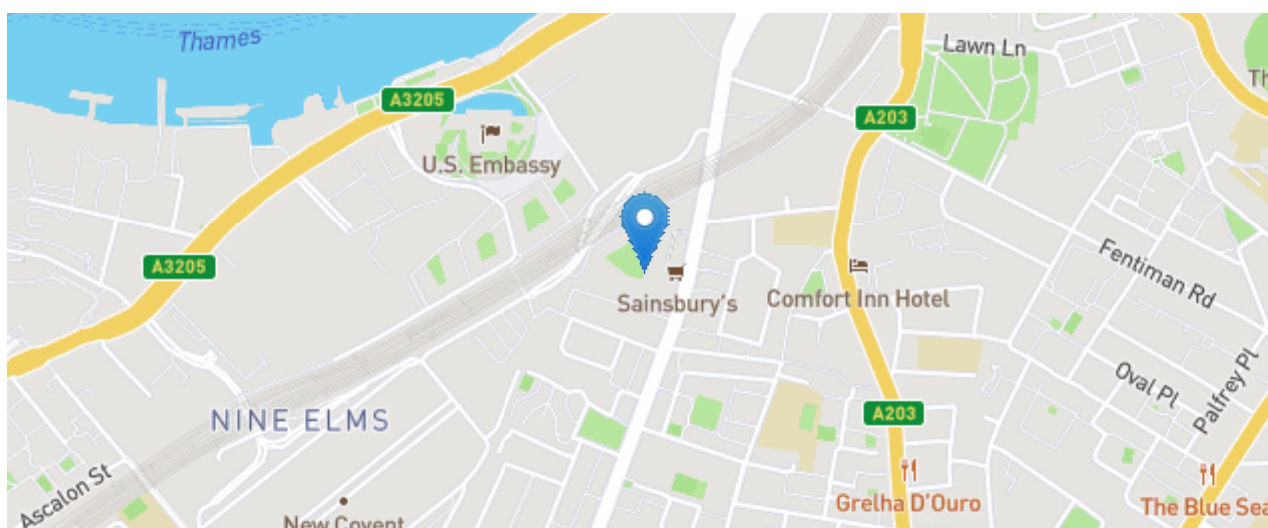
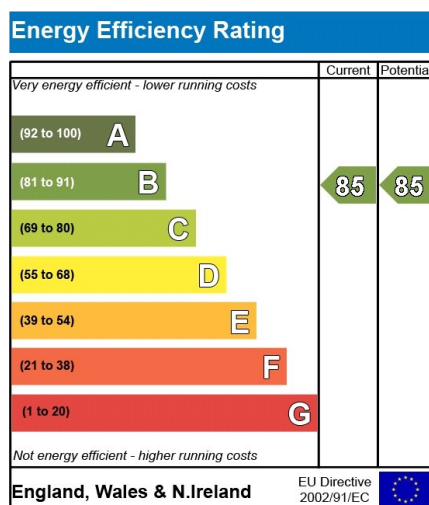
15' 1" min. x 10' 5" max. (4.60m x 3.18m)

EN-SUITE SHOWER ROOM

BEDROOM 2

19' 3" x 8' 7" (5.87m x 2.62m)

BATHROOM



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.