

## £167,500 Shared Ownership

Lowe House, 12 Hebden Place, London SW8 2FT



- Guideline Minimum Deposit £16,750
- Fifth Floor with Balcony
- Bathroom plus En-Suite Shower Room
- Minutes from Nine Elms Station
- Guide Min Income Dual £68.1k | Single £78.6k
- Approx. 708 Sqft Gross Internal Area
- Communal Garden, Concierge, Gym & Cinema room
- Short Walk to Vauxhall Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £670,000). A stylishly-presented apartment in this smart, modern development. The property has a balcony and is on the fifth floor, which is one floor above the level of the neatly-maintained communal garden. Internal features include a dual-aspect reception room with attractive flooring and an open-plan kitchen area with integrated appliances. The bedrooms are both good-sized doubles. There is a high-spec bathroom plus an en-suite shower room and four storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, high performance glazing and underfloor heating supplied from a communal system make for a very good energy-efficiency rating. Lowe House is part of the extensive Nine Elms regeneration area - an ambitious, multi-billion pound project steadily transforming what was already a desirable central London location. The recently-opened Nine Elms Northern Line Station is just minutes away and Vauxhall Station is within easy walking distance. 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 01/08/2016).

**Minimum Share:** 25% (£167,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £704.37 per month (subject to annual review).

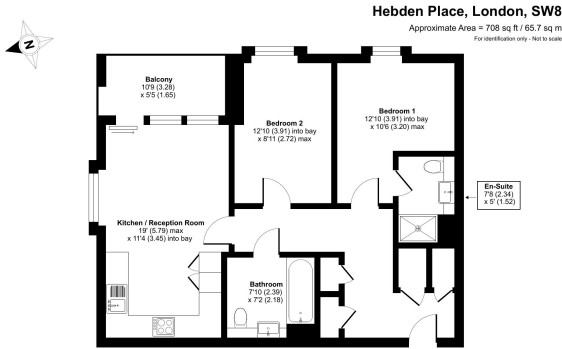
**Service Charge:** £345.30 per month (subject to annual review).

**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £68,100 | Single - £78,600 (based on minimum share and 10% deposit).

**Council Tax:** Band F, London Borough of 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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) standards. © Urbanmoves 2024. Produced by Urbanmoves. REF: 1218475

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

#### Reception

19' 0" max. x 11' 4" into bay (5.79m x 3.45m)

#### Kitchen

included in reception measurement

#### Balcony

10' 9" x 5' 5" (3.28m x 1.65m)

#### Bedroom 1

12' 10" into bay x 10' 6" max. (3.91m x 3.20m)

#### En-Suite Shower Room

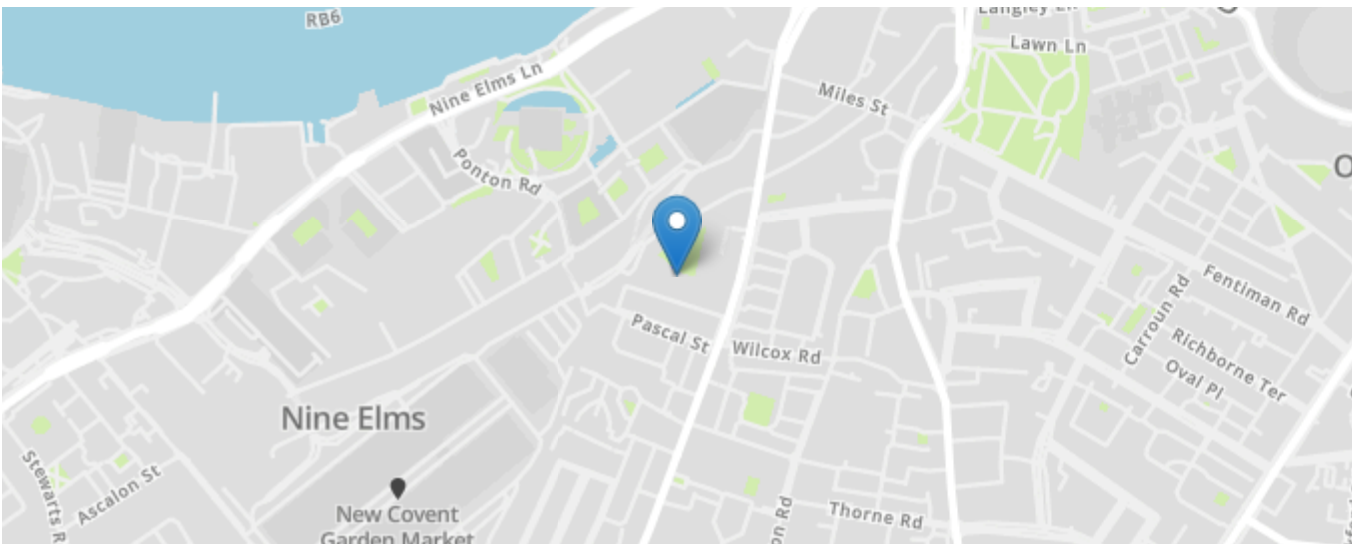
7' 8" x 5' 0" (2.34m x 1.52m)

#### Bedroom 2

12' 10" into bay x 8' 11" max. (3.91m x 2.72m)

#### Bathroom

7' 10" x 7' 2" (2.39m x 2.18m)



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.