

## £182,500 Shared Ownership

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



- Guideline Minimum Deposit £18,250
- Sixth Floor with Balcony
- Underfloor Heating Throughout
- Minutes from Nine Elms Station
- Guide Min Income Dual £76k | Single £87.9k
- Approx. 798 Sqft Gross Internal Area
- Communal Garden, Concierge and Gym
- Short Walk to Vauxhall Station

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £730,000). This two-bedroom apartment benefits from a balcony which provides a very pleasant view of the well-tended communal garden. The property is on the sixth floor (two above garden level) and has an open-plan kitchen/reception room. There is a spacious bedroom with en-suite shower room plus a similar-sized second double bedroom, an stylish main bathroom and a generous amount of fitted storage in the entrance hallway. Lowe House is part of a modern development within the extensive Nine Elms regeneration area - an ambitious, multi-billion pound project steadily transforming what was already a desirable central London location. 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. The new Nine Elms Northern Line Station is just minutes away and Vauxhall Station is also within easy walking distance.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 2016).

**Minimum Share:** 25% (£182,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £800.18 per month (subject to annual review).

**Service Charge:** £413.1 per month (subject to annual review).

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

**Guideline Minimum Income:** Dual - £76,000 | Single - £87,900 (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

### SIXTH FLOOR

#### Entrance Hall

#### Reception

16' 8" max. x 14' 6" max. (5.08m x 4.42m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

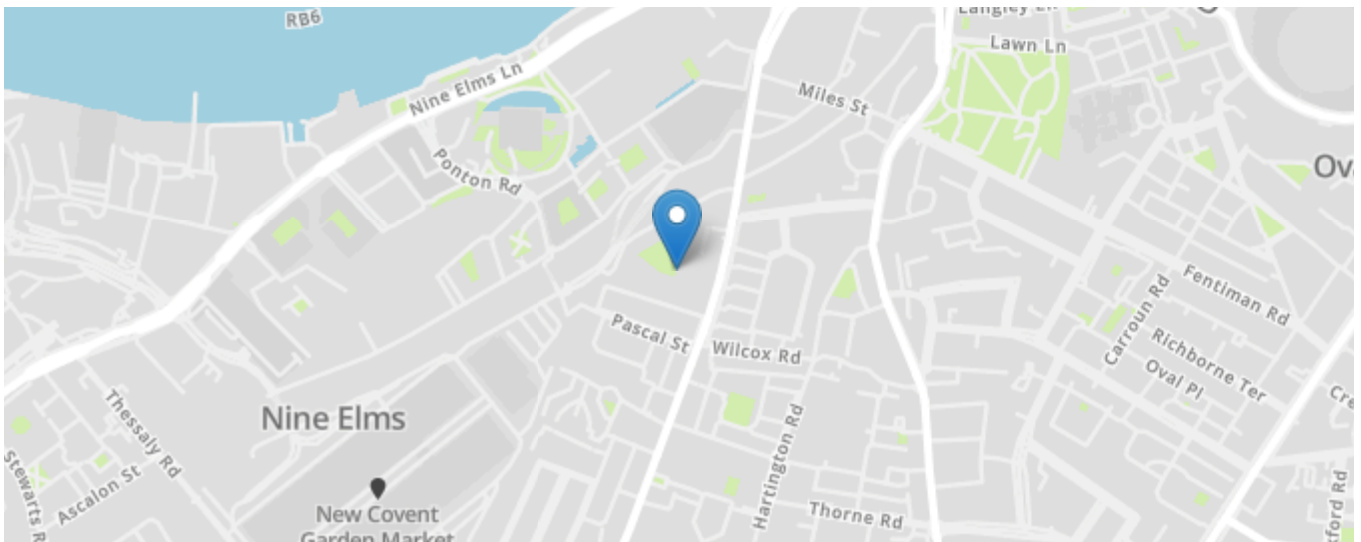
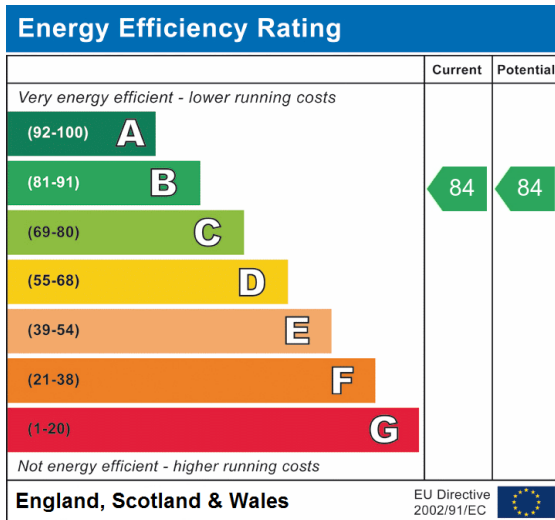
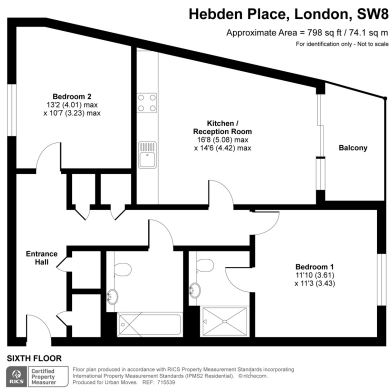
11' 10" x 11' 3" (3.61m x 3.43m)

#### En-Suite Shower Room

#### Bedroom 2

13' 2" max. x 10' 7" max. (4.01m x 3.23m)

#### 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.