

£133,750 Shared Ownership

Lowe House, 12 Hebden Place, London SW8 2FT



- Guideline Minimum Deposit £13,375
- Fourth Floor (Podium Level)
- Private, Full-Width Terrace
- Minutes from Nine Elms Station
- Guide Minimum Income £52.6k (Dual) £60.4k (Single)
- Approx. 571 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 £535,000). This smartly-presented apartment is on the fourth floor (podium level) and features a reception room with sliding doors leading out to a full-width, private terrace. The kitchen is open-plan with sleek units and large-format floor tiles. There is a good-sized bedroom, a spacious and stylish bathroom and a generous amount of hallway storage. 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 24 hour concierge, gym, residents' lounge, screening room, business suite and private dining 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% (£133,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £574.96 per month (subject to annual review).

Service Charge: £282.01 per month (subject to annual review).

Ground Rent: £250.00 for the year.

Guideline Minimum Income: Dual - £52,600 | Single - £60,400 (based on minimum share and 10% deposit).

Council Tax: Band E, 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.

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Reception

15' 9" x 13' 9" (4.80m x 4.19m)

Kitchen

included in reception measurement

Bedroom

17' 1" x 8' 10" (5.21m x 2.69m)

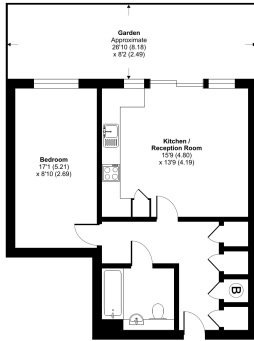
Bathroom

Terrace

approximately 26' 10" x 8' 2" (8.18m x 2.49m)

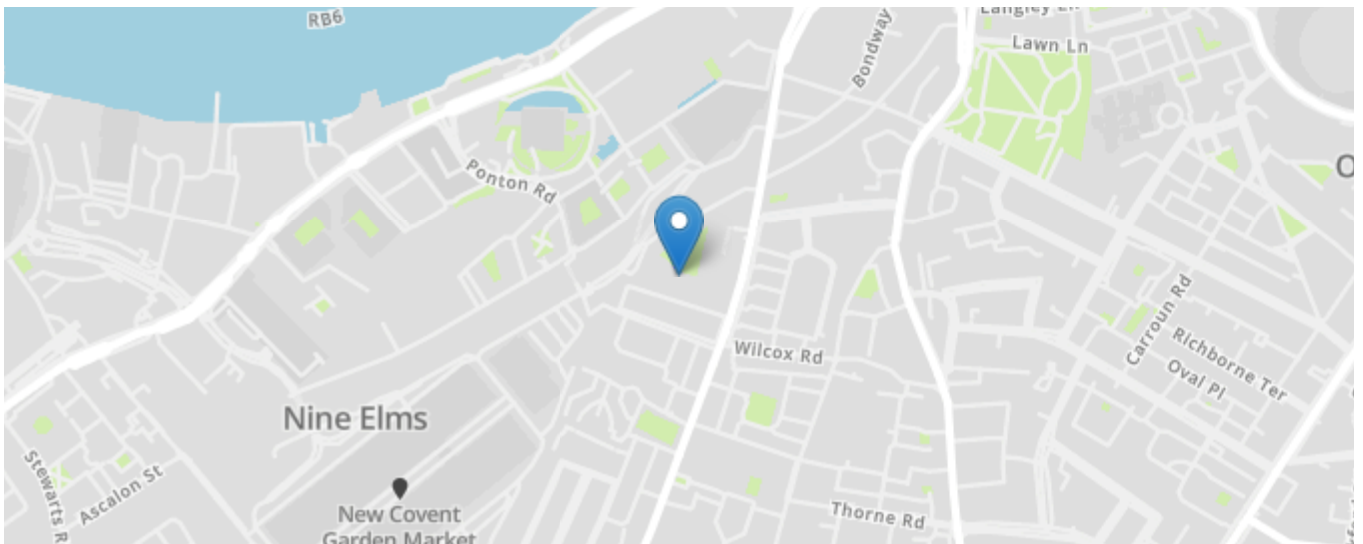
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Approximate Area = 571 sq ft / 53 sq m
For identification only - Not to scale



FOURTH FLOOR
Please plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Measurements - 1st Edition 2018.
Produced by Urban Moves REF: 100820

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 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.