



# Low House, Hebden Place, Nine Elms, SW8

Asking Price: £500,000

 Benham  
& Reeves

# Low House, Hebden Place, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautiful one bedroom apartment located in the heart of Nine Elms and that features a magnificent balcony with a delightful view of the landscaped gardens. The property offers a well proportioned, open plan kitchen/reception room with a fitted kitchen area that includes integrated appliances, tiled flooring and that has floor to ceiling windows leading out to the balcony. The spacious bedroom has plenty of space for wardrobes and a double bed and captures plenty of natural daylight from the large windows. The flat also includes a separate three piece family bathroom suite and has ample storage.

Nine Elms Point offers a blend of contemporary architecture and convenient urban living. The area boasts a variety of amenities including trendy cafes, chic restaurants, and green spaces, making it an ideal location for both professionals and families. Residents enjoy the benefits of the development with 24 hour concierge, gym, cinema room and a members lounge.

Added benefits includes convenient travel with Nine Elms station (northern line) being steps away from the development and Vauxhall Railway station in close proximity (0.6 Miles).





## Property Features:

- One Bedroom
- One Bathroom
- Private Balcony
- Fifth Floor
- 556 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym and Lounge Area
- Communal Garden
- Nine Elms Underground Station (Northern Line, Zone 1)

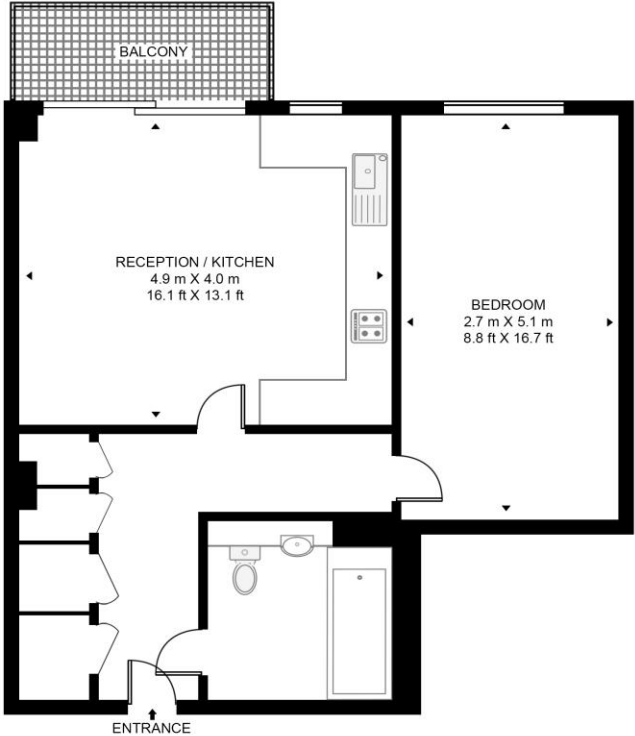


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## LOWE HOUSE, NINE ELMS POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA 556 SQ.FT (51.7 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£500,000
Tenure:	Leasehold Expires 31/07/2141 Approximately 117 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2024
Service Charge:	£3,500.00 (per annum) for the year 2024
Anticipated Rent:	£2,500.00 pcm Approx. 6 % Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240147

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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