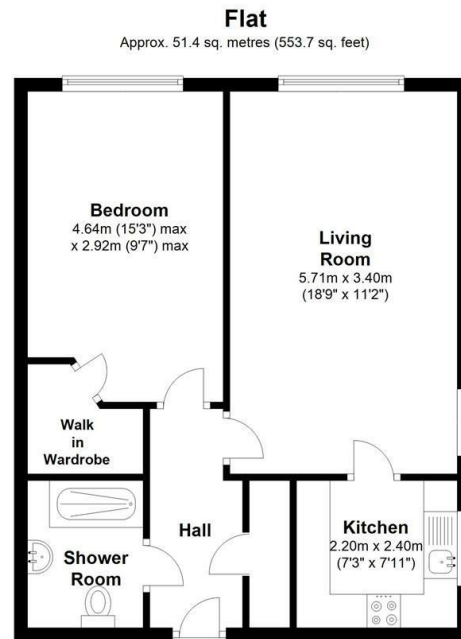


# McCARTHY STONE RESALES

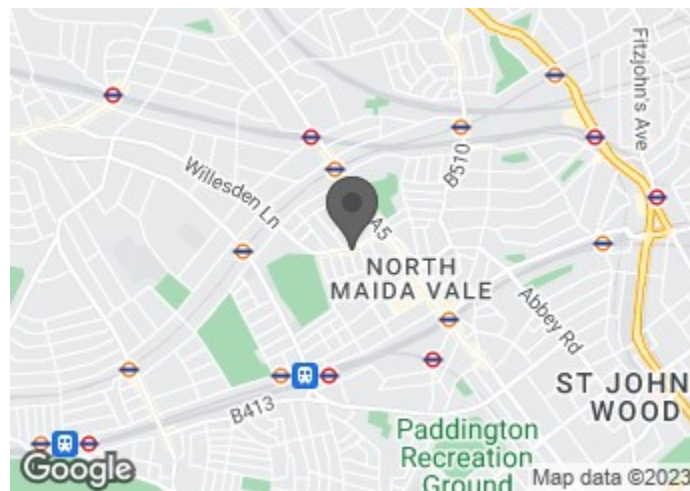
## 31 SPRINGHILL HOUSE WILLESDEN LANE, LONDON, NW2 5DG



Total area: approx. 51.4 sq. metres (553.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

### COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>84</b>	<b>84</b>



# McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information



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A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

**PRICE REDUCTION**

**ASKING PRICE £275,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# SPRINGHILL HOUSE, WILLESDEN LANE,

# 1 BEDROOMS £275,000

Springhill House was built by McCarthy & Stone to availability).

purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, one bedroom, lounge and shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). This apartment comes with its own parking space.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject

to availability). Springhill House is situated in Willesden Green where you will find an array of cafes and eateries along the main high street, as well as a variety of market stalls in nearby Cricklewood offering a selection of foods. With several nearby parks including Roundwood and Gladstone park, homeowners can enjoy walled flower gardens, an art gallery, cafe, terraced gardens and allotments. For city lovers, Willesden Green offers fantastic access to the capital.

## ENTRANCE HALL

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord

## LOUNGE

Spacious lounge TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

## KITCHEN

Fully fitted kitchen with tiled floor and electronically operated double glazed window. Features include waist high oven, ceramic hob, extractor hood and fitted fridge/freezer. Under Pelmet lighting and Plinth lighting.

## BEDROOM

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points.

## BATHROOM

Fully tiled fitted with suite comprising of walk-shower, WC, vanity unit with sink and mirror above. Underfloor heating

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,999.40 per annum (for financial year end 30/09/2023).

## LEASEHOLD

Lease 125 Years From the 1st January 2015  
Ground Rent £425 per annum  
Ground Rent reviewed: January 2030

