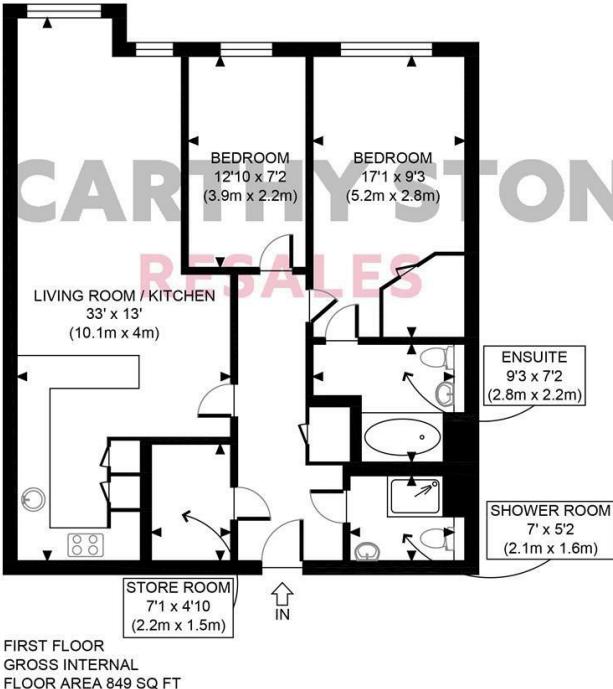
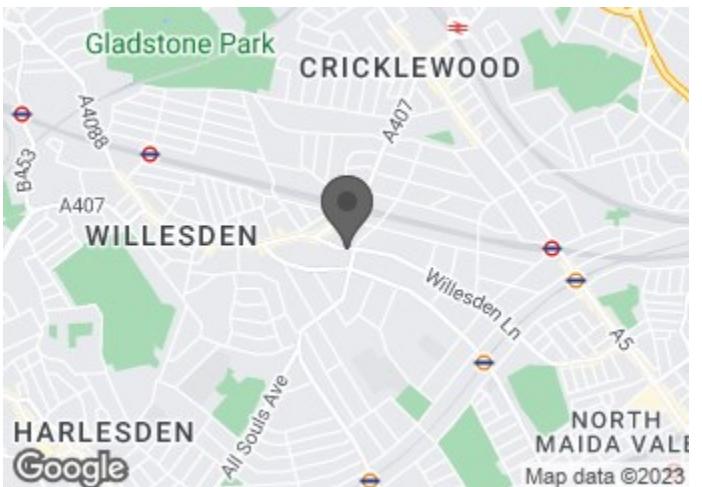


McCARTHY STONE
RESALES



APPROX. GROSS INTERNAL FLOOR AREA 849 SQ FT / 79 SQM	Springhill Hse
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 14/02/23
	photoplans

COUNCIL TAX BAND: E



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 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

16 SPRINGHILL HOUSE
WILLESDEN LANE, LONDON, NW2 5DG



A beautiful first floor apartment comprising two large double bedrooms with the master having a walk-in wardrobe and en-suite bathroom, a spacious living room with ample room for a dining table and chairs, a modern fully fitted kitchen and a wet-room style shower room, conveniently situated close to local shops, tube station and bus routes.

ASKING PRICE £399,950 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



WILLESDEN LANE, WILLESDEN GREEN, LONDON

SUMMARY

Springhill House was built by McCarthy & Stone 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 modern fully fitted kitchen, spacious living room, two double bedrooms with the master bedroom having an en-suite bathroom, a separate 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 integrated with the emergency call system. Doors lead to the living room, bedrooms and shower room.

LIVING ROOM

Spacious and bright living room with plenty of room for a dining table and chairs. TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats.

KITCHEN

Fully fitted modern kitchen with an excellent range of base and wall units fitted with contrasting worktops and tiled splash backs. Tiled floor. Features include waist high oven with space for a microwave oven above, ceramic hob, stainless steel extractor hood and integrated fridge/freezer. Under Pelmet lighting and Plinth lighting.

BEDROOM ONE WITH EN-SUITE BATHROOM

A double bedroom of good proportions with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points. Door to en-suite bathroom.

EN-SUITE BATHROOM

Tiled walls, panel enclosed bath with mixer taps, shower screen, grab rails and a wall mounted thermostatically controlled shower. Vanity unit with wash basin and storage beneath. Fitted mirror with lighting above

2 BED | £399,950

incorporating a shaver point. WC. Electric towel warmer and extractor fan.

BEDROOM TWO

Good size second double bedroom, fabulous for alternative uses such as a dining room, study or hobbies room. Ceiling lights. Raised power points.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in level access shower cubicle with thermostatically controlled shower and grab rails, low level WC, wash basin with mixer tap and mirror above. Shaving point, electric towel warmer, extractor fan and emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- * Underfloor Heating in all apartments
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,499.16 per annum (for financial year end 30/09/2023).

LEASEHOLD

Lease 125 Years From the 1st January 2015

Ground Rent: £495 per annum

Ground Rent reviewed: January 2030

CAR PARKING

This apartment has its own allocated car parking space.

