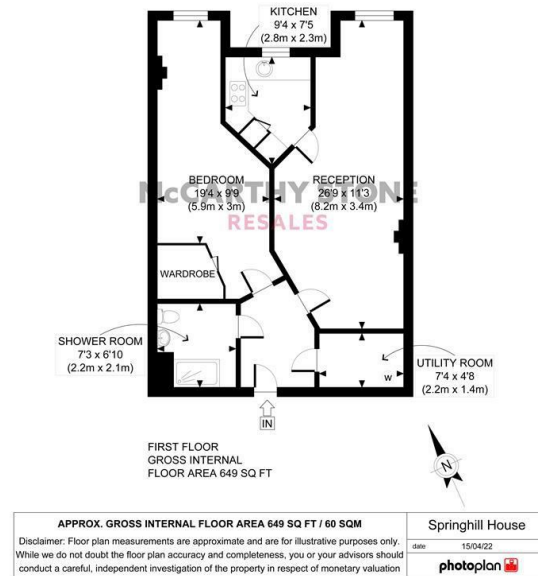


McCARTHY STONE RESALES

13 SPRINGHILL HOUSE WILLESDEN LANE, LONDON, NW2 5DG



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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A stunning first floor ex-show apartment comprising large double bedroom with walk-in wardrobe, 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. "I feel happy inside since I've been with McCarthy & Stone" – Quote from a homeowner.

PRICE REDUCTION

ASKING PRICE £279,000 LEASEHOLD

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

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

SPRINGHILL HOUSE WILLESDEN LANE,

1 BEDROOMS £279,000

SPRINGHILL HOUSE

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 double bedroom with walk-in wardrobe, large living room with feature fireplace and a modern wet-room style shower room. The development includes a Homeowners' lounge and landscaped gardens with paved patio areas and seating.

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 and very importantly the underfloor heating in all apartments. 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 socialize 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 £40 per night - subject to availability).

Springhill House is situated in Willesden Green with only a four minute walk to the nearby Tube Station on the Jubilee Line with trains usually every two minutes giving access to the West End. The journey time from

Willessden Green to Bond Street/Oxford Street is approximately 12 minutes. Close by Springhill House you will find an array of cafes and eateries along the main high street. 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, Willessden 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.

LIVING ROOM

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

KITCHEN

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

BEDROOM

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

WETROOM

Fully tiled fitted with suite comprising of level access walk-shower with thermostatically controlled shower and grab rail, WC, vanity unit with sink and mirror above

with lighting and shaver point, electric ladder style towel warmer. Underfloor heating and extractor.

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: £3,640.88 per annum (for financial year end 30/09/2024).

LEASEHOLD

Lease 125 Years From the 1st January 2015

Ground Rent: £425 per annum

Ground Rent review date: January 2030

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

