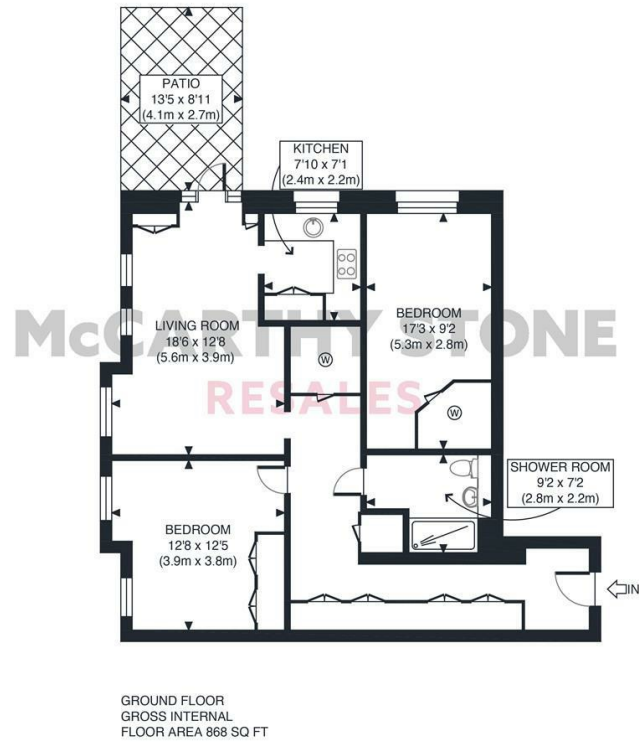


# McCARTHY STONE RESALES

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



APPROX. GROSS INTERNAL FLOOR AREA 868 SQ FT / 81 SQM	Springhill House
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: 13/10/23 photoplan

### COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		



# McCARTHY STONE RESALES

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A stunning and bright ground floor apartment comprising two large double bedrooms with the master having a walk-in wardrobe and the second bedroom having been enhance by fitted wardrobes, a spacious double aspect living room with ample room for a dining table and chairs also provides access onto a secluded patio, a modern fully fitted kitchen, shower room and an allocated car parking space, conveniently situated close to local shops, tube station and bus routes.

Must be viewed to be fully appreciated.

\*\*\* This apartment benefits from having its own allocated car parking space \*\*\*

## ASKING PRICE £475,000 LEASEHOLD

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

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# SPRINGHILL HOUSE, WILLESDEN LANE, WILLESDEN GREEN, LONDON

## SUMMARY

Springhill House was purpose built by McCarthy Stone in 2015 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 apartment and throughout the development.

The apartment has been enhanced by the current owner and features a modern fully fitted kitchen, a beautifully bright and spacious dual aspect living room with direct access onto a secluded paved patio, a stunning shower room and two double bedrooms with the master bedroom having a walk-in wardrobe. There are made to order Luraflex window blinds fitted to the windows. This beautiful apartment benefits from generous bookcases, shelving and storage cupboards. 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 designated car 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 walked

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 housing a washer/dryer plus bespoke fitted cupboards with mirrored doors. 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 WITH DIRECT ACCESS TO A SECLUDED PATIO

Spacious and bright dual aspect living room has been fitted with engineered wood flooring, there is plenty of room for a dining table and chairs. This stunning living room benefits from having a glazed patio door with windows to side opening to a large secluded paved patio with gardens beyond. TV and BT points. Sky and Sky+ points. 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 Silestone 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, integrated fridge/freezer and dishwasher. Under Pelmet lighting and Plinth lighting.

## BEDROOM ONE

A double bedroom of excellent proportions with large walk-in wardrobe fitted with shelving and hanging rails. Underfloor heating, raised power points. TV and BT points. Wide double glazed window overlooking the landscaped gardens.

## BEDROOM TWO

Another good size second double bedroom, fabulous for alternative uses such as a dining room, study or hobbies room. Fitted bespoke cupboards. Ceiling lights. Raised power points. Double glazed windows.

## SHOWER ROOM

A stunning shower room enhanced by the current owner with

## 2 BED | £475,000

Duravit fittings, tiled and fitted with suite comprising of a level access shower cubicle with thermostatically controlled shower and glazed shower screen, close coupled low level WC, wall mounted wash basin with mixer tap and fitted mirrored cupboards 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: £5,461.32 per annum (for financial year end 30/09/2024).

## LEASEHOLD

Lease 125 Years From the 1st January 2015  
Ground Rent: £495 per annum  
Ground Rent review date: January 2030

## DESIGNATED CAR PARKING SPACE

This apartment has it's own allocated car parking space.

## ADDITIONAL INFORMATION & SERVICES

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

