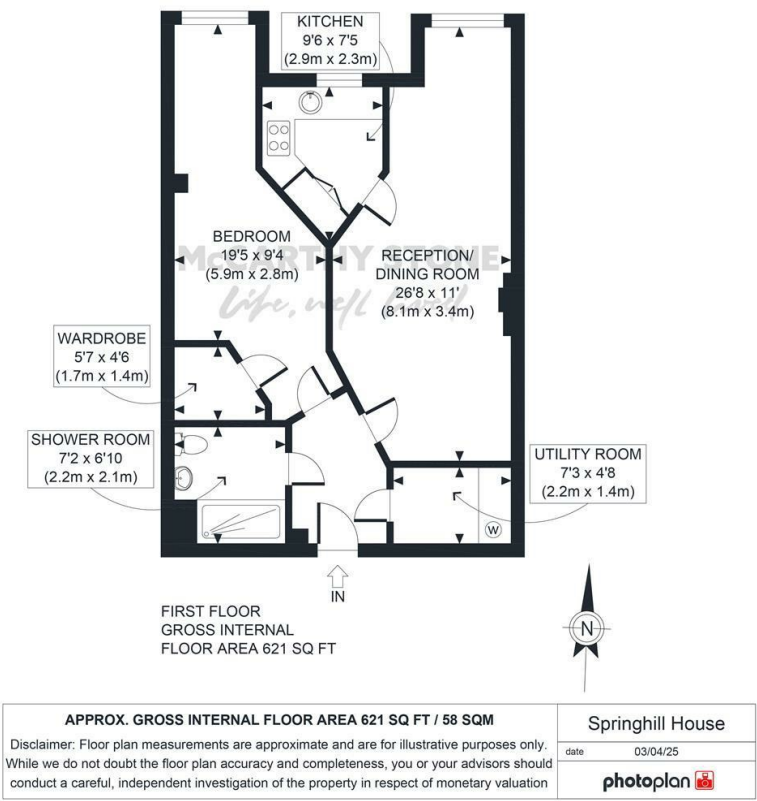
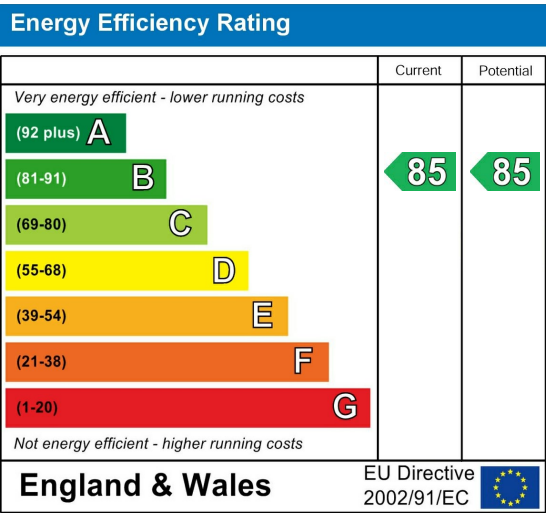
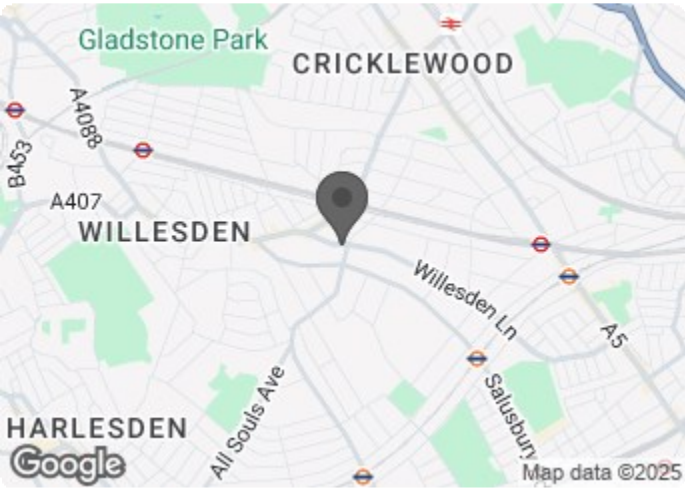


15 Springhill House

249 Willesden Lane, London, NW2 5DG



Council Tax Band: D



Asking price £275,000 Leasehold

A beautifully presented first floor retirement 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.

Call us on 0345 556 4104 to find out more.

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

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. Details regarding any common charges 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 that 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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Springhill House, Willesden Lane, 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 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 Willesden 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, 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.

### Living Room

Spacious living room with plenty of room for a dining table and chairs. Feature fire surround with decorative electric heater makes an attractive focal point to this room. TV and BT points, Sky & Sky+ point. 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 electric oven with microwave oven above, ceramic electric 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 housing shelving and hanging rails. Underfloor heating, raised power points. TV and BT points.

### Shower Room

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



## 1 Bed | £275,000

- 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: £3,821.17 per annum (for financial year end 30/09/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### 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

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

