

SPRINGFIELD HOUSE, WILLESDEN LANE, LONDON, NW2 5DG



EPC Rating: B

A McCarthy & Stone built independent one bedroom ground floor flat for the over 60's offered with vacant possession and chain free. The property benefits from superb in site facilities including an in-apartment key alarm system, CCTV, on-site concierge, emergency call system, communal living room, mobility scooter access and guest suite available for reservation for families and friends.

The property is conveniently situated for both Willesden High Road and Walm Lanes multiple shopping and bus services with the nearest station being Willesden Green (Jubilee Line Zone 2).

Benefits include:

- Ground floor flat for over 60's
- Good sized bedroom
- Secure entry phone with CCTV
- Communal living room
- On site concierge
- Fitted kitchen
- Parking facilities.
- Modern bathroom/WC
- Double glazing
- Mobility scooter storage facility
- Outdoor terrace with seating
- Nearest station Willesden Green (Jubilee Line Zone 2)

PRICE.....£250,000.....LEASEHOLD

SPRINGFIELD HOUSE, WILLESDEN LANE, LONDON, NW2 5DG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Video entry phone system. Large walk-in cupboard housing hot water cylinder.

Lounge: 26'6" x 11'5" (8.08m x 3.47m). Double glazed doors to the front. Carpet. Door to kitchen.

Kitchen: 8'2" x 6'11" (2.48m x 2.10m). Double glazed front aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Induction hob with extractor hood above. Built in electric oven. Integrated fridge and freezer. Plumbing for dishwasher. Part tiled walls.

Bedroom: 24'2" x 9'10" (7.36m x 3.00m) Double glazed front aspect window. Large walk-in cupboard/wardrobe. Carpet.

Bathroom/WC: 7'1" x 6'10" (2.17m x 2.09m). Panelled bath with mixer tap and built in overhead shower with shower screen. Integrated sink unit with cupboards below. Low level WC. Fully tiled walls and flooring. Heated towel rail. Wash hand basin with mixer tap. Low level WC with concealed cistern.

External features: Parking bays accessed via gates. Terrace with seating to the rear.

Lease: 125 years from and including 1 January 2015 thus 117 years remaining approximately.

Service Charge:

Ground Rent:

Price..... £250,000.....LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS AGENTS, HOOPERS, AS ABOVE.

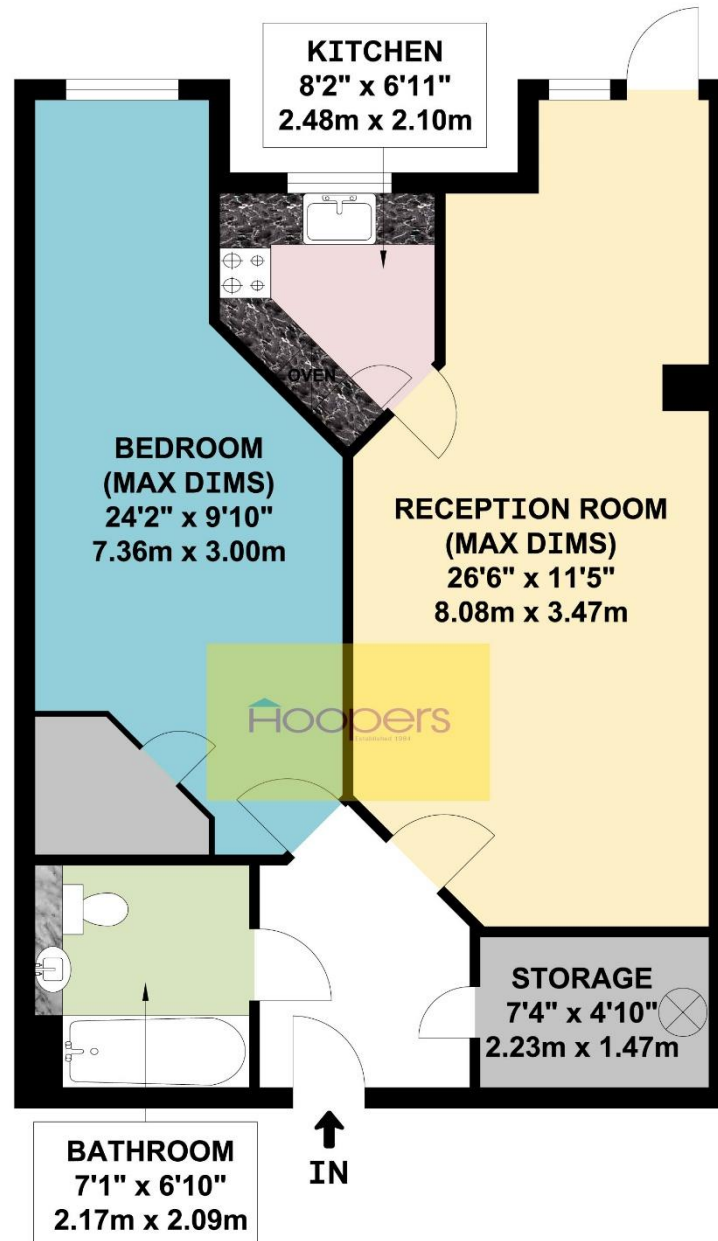
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

SPRINGFIELD HOUSE, WILLESDEN LANE, LONDON, NW2 5DG (CONTINUED)



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LONDON NW2**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 649.49 SQ. FT / 60.34 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".