



Springhill House

Retirement apartments in the heart of Willesden Green



 **Retirement
LIVING**
from McCarthy & Stone

Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. At Springhill House you can enjoy those little luxuries like having underfloor heating, walk in wardrobes, and balconies to selected apartments. The club lounge leads out onto a paved patio area complete with pagoda and stylish raised water feature.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a Concierge, a club lounge for socialising, and the development maintenance such as gardening and window cleaning, is covered in the service charge. It really is life made easier.

"I would certainly encourage anyone who is thinking about downsizing to do it before it's too late. The team and the support package from McCarthy & Stone helped with the whole move. We are so glad that we did it."

Homeowner - Gabriel Court,
Saffron Walden





Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. With a contemporary façade incorporating a combination of red brick, stone detail and ivory render, Springhill House is a delightful addition to the local architecture.

The quality of your new home extends to the energy efficiency. Our developments are energy efficient, with underfloor heating keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge[^], with a TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too. Ask your Sales Executive for more details.

The development also features a fully equipped laundry, a mobility scooter store and charging room and private car parking on site*. The club lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



[^]Typically £25 per night. *Subject to availability.



*Ts&Cs apply. Free one hour service available within first 30 days of moving into your apartment.



Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.

Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a Concierge on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the laundry, club lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.

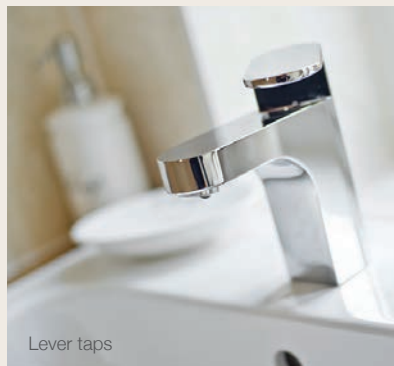


"It was a big transition for us to move away from our hometown, but we knew it was the right decision to make. It's wonderful to enjoy our retirement without the stress of maintaining a large property."

Homeowner, Kingsman Court,
Clacton-on-Sea







Apartment features at Springhill House

General

- Double glazing
- Walk out balconies to selected apartments
- Walk in wardrobe to all apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room

Kitchen

- Fitted kitchen with integrated fridge, freezer and ceramic hob
- Cooker hood
- Mid-height oven with space for microwave above
- Stainless steel sink with lever taps
- Under pelmet lighting
- Plinth lighting

Bathroom

- Fitted and tiled with level access shower
- En-suite shower/bathroom in selected apartments
- Fitted mirror

- Electric shaver socket

- Heated towel rail
- Extractor ventilation

Heating and finishes

- Underfloor heating to apartments and communal areas
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment



Development features

- Club lounge - with wi-fi connection
- Concierge
- Guest suite[^]
- Laundry
- Lift to all floors
- Landscaped garden
- Mobility scooter charging room[#]
- Parking spaces may be available to purchase (please speak to the Sales Executive for details)
- Zip car available for hire (please speak to the Sales Executive for details)
- A selection of Penthouse apartments with panoramic views of the capital



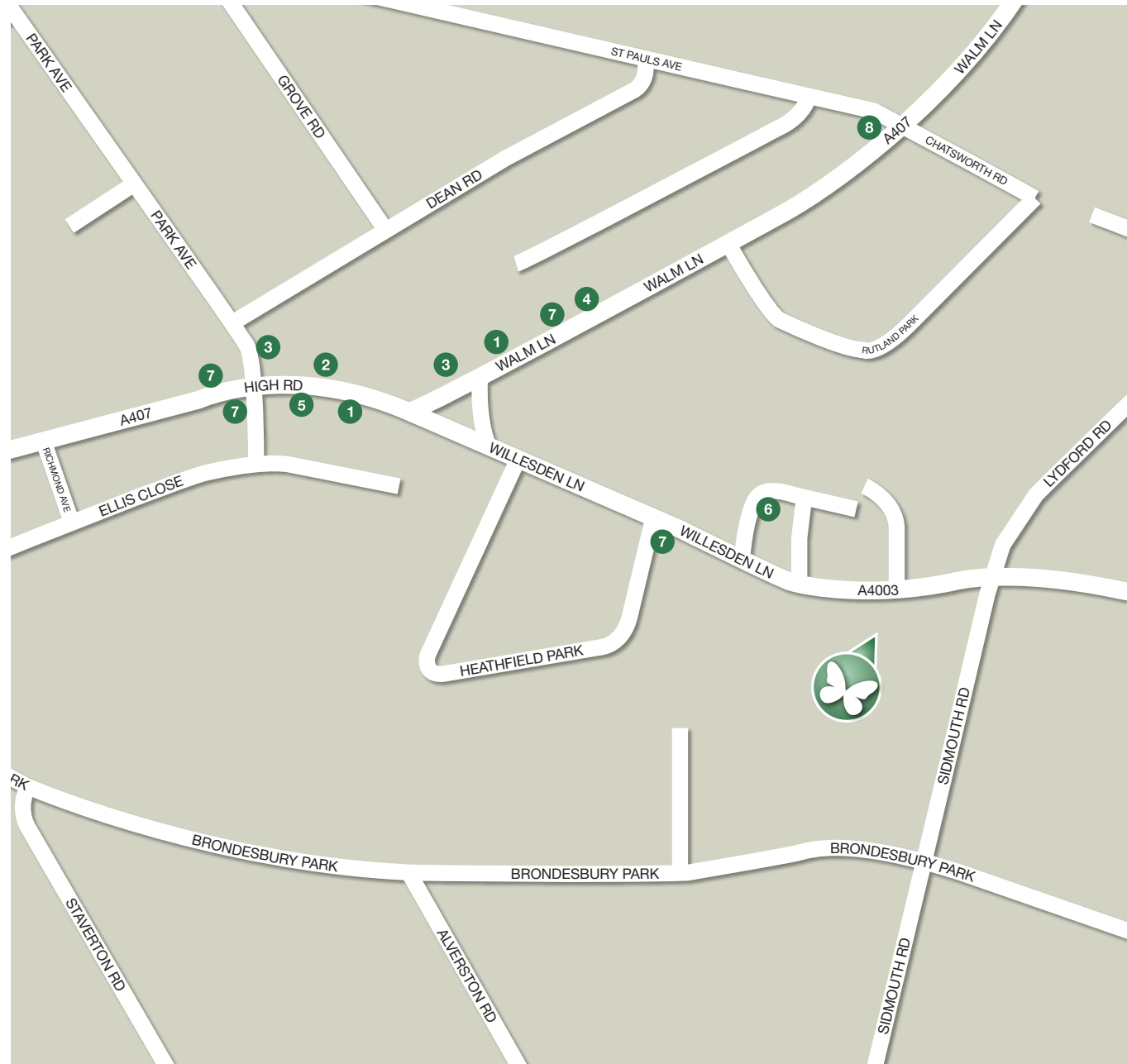
Guest suite

[^]Extra charge applies [#]Subject to availability



Springhill House

- 1 Bank
- 2 Butchers
- 3 Café
- 4 Chemist
- 5 Optician
- 6 Petrol station and shop
- 7 Salon
- 8 Underground station



Underground Station



Life in Willesden Green

Forming part of North West London, Willesden Green is a lively and vibrant place to live. You will find an array of cafés and eateries along the main high street, as well as a variety of market stalls trading daily in nearby Cricklewood offering a selection of foods, clothes and trinkets. With several nearby parks including Roundwood and Gladstone Park, homeowners can enjoy walled flower gardens, an art gallery, café, arboretum, terraced gardens, allotments and tennis courts.

For city lovers, Willesden Green offers fantastic access to the sites and sounds of the capital, including national museums, galleries, and unrivalled tourist attractions and shopping facilities. Connected to the London Underground network via the Jubilee line, homeowners can enjoy easy access to the very best that London has to offer.



Roundwood Park



Roundwood Park



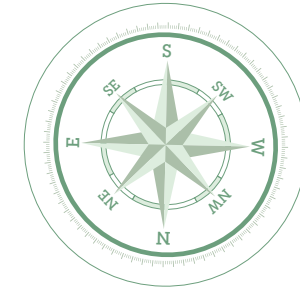
Local bakery

Next steps...

To register your interest or to find out the latest on Springhill House call us on 0800 919 132.

Development Overview

Site & Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas
- # Postal number

- Ent - Entrance
- K - Kitchen
- L - Lift
- MSS - Mobility scooter store
- Off - Office
- PL - Plant room
- S - Store
- St - Stairs
- ASHP - Air Source Heat Pumps
- Zip - Zip car space

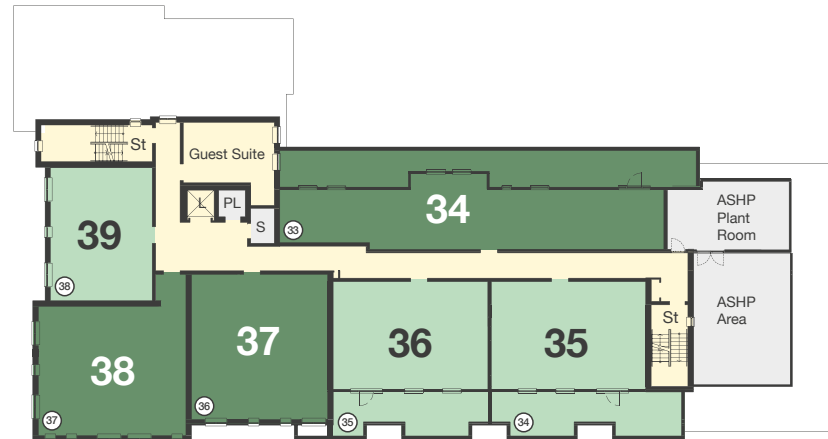
First Floor



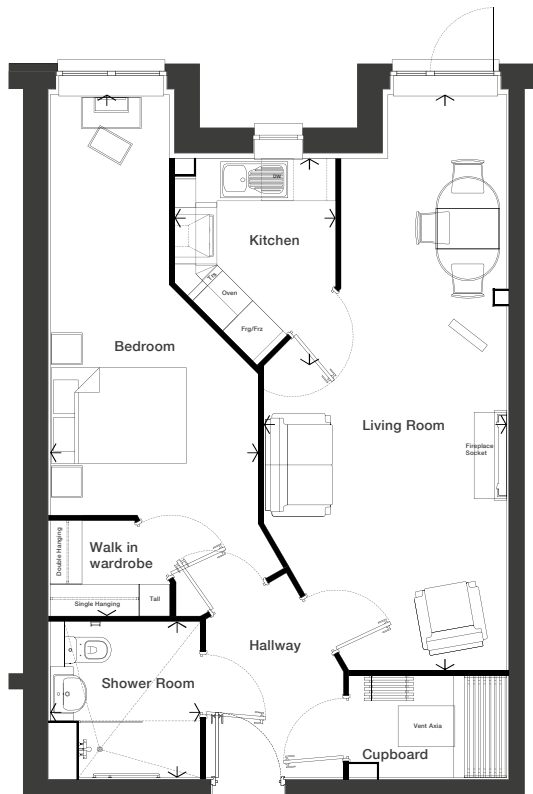
Second Floor



Third Floor

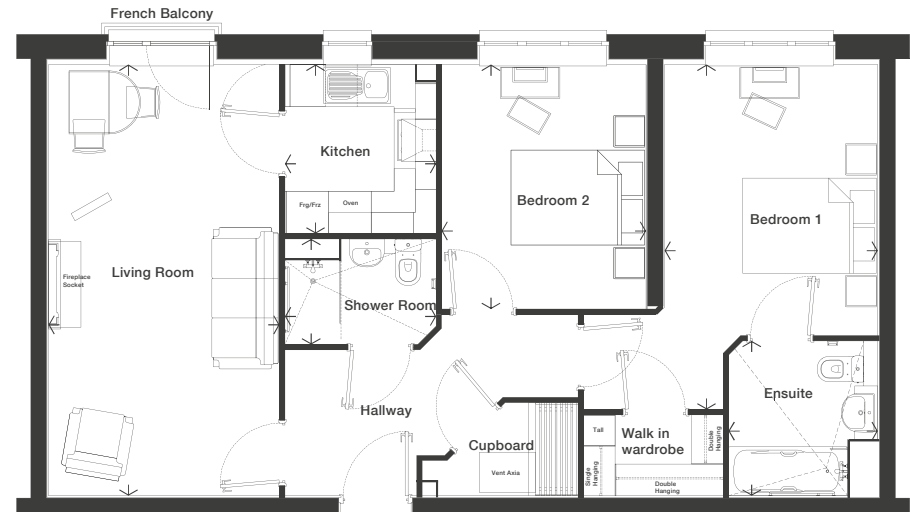


Typical one bedroom apartment



Living Room (Max.)	26'7" x 11'3"	(8112mm x 3426mm)
Kitchen (Max.)	9'7" x 7'5"	(2912mm x 2273mm)
Bedroom (Max.)	24'1" x 9'8"	(7351mm x 2937mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2120mm)

Typical two bedroom apartment



Living Room (Max.)	20'1" x 10'9"	(6123mm x 3280mm)
Kitchen (Max.)	7'10" x 7'1"	(2400mm x 2150mm)
Bedroom 1 (Max.)	16'1" x 9'11"	(4899mm x 3029mm)
Ensuite (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Bedroom 2 (Max.)	11'5" x 9'6"	(3470mm x 2904mm)
Shower Room (Max.)	7'1" x 4'11"	(2150mm x 1500mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

How to find Springhill House

Willesden Lane, Willesden Green, London NW2 5DG

Tel: 0800 919 132

From the M1

Follow the road to the end of the motorway, (junction 1) and at the roundabout take the 3rd exit onto the A406 signposted Harrow, Kilburn A5, North Circular West. Bear left onto unnamed road and continue forward onto the A406. At the roundabout, take the first exit, then merge onto the A5 (signposted Kilburn, Cricklewood, A5). At the traffic signals turn right onto Chichele Road (A407), pass Willesden Green Underground Station and turn left onto the A4003. Arrive at Springhill House, Willesden Lane.

From the M40

Follow the M40. At junction 1 continue forward onto the A40 signposted Central London, Harrow. At Swakeleys roundabout continue forward through the underpass. At Hanger Lane junction branch left, then at Hanger Lane roundabout take the 2nd exit onto the A406, signposted North Circular, Wembley, M1. Branch left, then turn right onto the A404 signposted Harlesden. At the traffic signals continue forward onto Craven Park, signposted Harlesden, Kensal Green. Bear right and then turn left and immediately bear left onto the A407 signposted Neasden, Willesden Green. At the roundabout take the 3rd exit onto the A407 signposted Willesden Green, Cricklewood. At the mini-roundabout turn left onto the A407 signposted Willesden Green, Neasden. Continue forward onto the A4003 signposted Kilburn and arrive on Willesden Lane.




To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

We're online, why not join us at www.mccarthyandstone.co.uk

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 twitter.com/mccarthyandstone

 youtube.com/user/mccarthyandstone

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We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, 2 Genesis Business Park, Albert Drive, Woking, Surrey GU21 5RW • Tel: 01483 908600

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