

## FOXGLOVE HOUSE, SPRINGFIELD PLACE, WANDSWORTH, SW17

LEASE AND SERVICE CHARGE INFORMATION  
LEASEHOLD APARTMENTS (subject to contract)

### USEFUL CONTACTS

#### MANAGEMENT COMPANY

FirstPort Property Services  
Marlborough House  
Wigmore Place  
Wigmore Lane  
Luton  
LU2 9EX

Telephone – 0333 0050227

Email – [help@firstport.co.uk](mailto:help@firstport.co.uk)

Website – [www.firstport.co.uk](http://www.firstport.co.uk)

#### BARRATT LONDON

Springfield Place Sales & Marketing Suite  
Glenburnie Road  
Wandsworth  
London  
SW17 7DJ

Telephone – 0330 057 6666

Email - [springfieldplace@barratlondon.com](mailto:springfieldplace@barratlondon.com)

Website – [www.barratlondon.com](http://www.barratlondon.com)

### FINANCIAL INFORMATION

#### LENGTH OF LEASE

The lease is for 999 years from 1 April 2021. Underground parking lease 250 (less 3) days. The service charge is reviewed annually.

#### GROUND RENT

*Peppercorn*

#### ANNUAL CHARGES

#### ESTIMATED SERVICE CHARGES

The service charge is reviewed annually.

Property	Av. £/sqft	From	To
1 Bed	£3.01	£1,710	£1,710
2 Bed	£2.69	£1,941	£2,249
3 Bed	£2.59	£2,207	£2,379

Each Car Parking Space owner will incur an additional Service charge for each Space – approx.. £27.91.

WE WANT EVERYONE TO ENJOY LIVING AT SPRINGFIELD PLACE. THESE KEY POINTS HAVE BEEN DEVELOPED TO HELP ENSURE THAT ALL RESIDENTS ENJOY THE BEST POSSIBLE EXPERIENCE AND QUALITY OF LIFE.

- If you wish to sublet an apartment you must seek written consent from the Landlord.
- If you wish to alter the property internally you must seek consent in writing from the Landlord.
- Do not display or hang any window boxes, clothes, washing, aerals or satellite dishes outside the property.
- No pets are to be kept in the property without the prior written consent of the Landlord. This consent may be subsequently revoked at the discretion of the Landlord if the animal causes disturbance to other leaseholders.
- Please be mindful of your neighbours and their entitlement to peace and quiet. Unreasonable noise to occupiers of other properties between the hours of 11pm and 9am will not be tolerated.
- **PARKING RESTRICTION IF YOU DO NOT PURCHASE A CAR PARKING SPACE.** The planning consent for this development requires that it is CAR FREE. The owner or tenant of this property is not entitled to apply for a permit to park a motor vehicle in a residents bay within a controlled parking zone or park a motor vehicle in any car park owned, licensed by the council unless the lessee is or becomes entitled to be a holder of a disabled person's badge issue pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970.

## WHAT IS INCLUDED IN THE SERVICE CHARGE?

### ESTATE COSTS

Development Manager (Part-time)  
 Contribution to the Springfield Hospital Estate  
 Public Liability Insurance  
 Landlord's Electricity Supply  
 Landscaping Maintenance  
 Maintenance of CCTV  
 Health & Safety  
 General Repairs  
 Management Fee  
 Accountancy & Audit Fee  
 Reserve Fund

### BLOCK COSTS

Buildings & Terrorism Insurance  
 Landlord's Electricity and Water Supply  
 Common Area Cleaning incl. Carpet Cleaning and Communal Windows  
 Passenger Lift Maintenance  
 Maintenance of Fire Protection Equipment  
 Maintenance of Door Entry System and Communal TV System  
 Maintenance of CCTV  
 General Repairs  
 Management Fee  
 Reserve Fund

### OTHER SERVICES (at additional cost)

Communal Heating System Maintenance Costs (via external Energy Services Company (ESCO)). The fixed charges are shown below:

Property Type	Annual ESCO Standing Charge*
1 Bed Flat	TBC
2 Bed Flat	TBC
3 Bed Flat	TBC

\*These costs exclude VAT and are as advised by EON as at TBC

THE SERVICE CHARGE HAS BEEN ESTIMATED BASED ON BOTH OUR EXPERIENCE OF LOOKING AFTER OTHER DEVELOPMENTS AND THE CURRENT PLANS FOR THIS SITE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THEY ARE ACCURATE, THE ACTUAL CHARGES MAY VARY FROM THOSE CURRENTLY SET OUT IN THE SERVICE CHARGE ESTIMATE.

The following are some examples of why the service charge payable may vary from the current estimate:

- If the estimated charges for utilities (electricity used in communal areas, for example) is different from the actual amount used.
- If the level of service provided (how often the cleaners and landscapers are asked to attend, for instance) varies from our initial estimates.
- If the cost of procuring third party services or contracts is higher or lower than assumed when the estimate was prepared.
- If the plans for the development change during construction this may require an adjustment to be made to the service charge