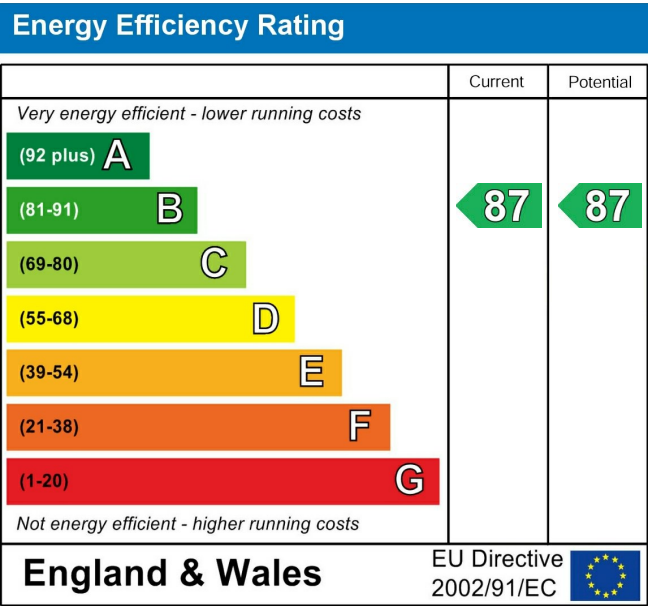
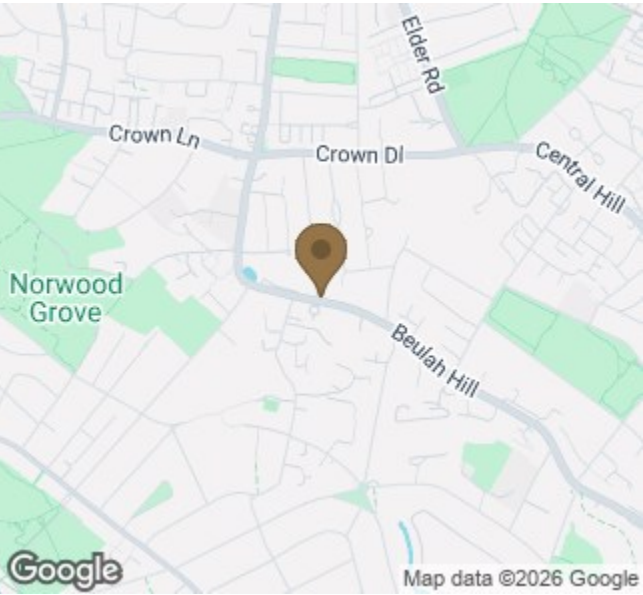
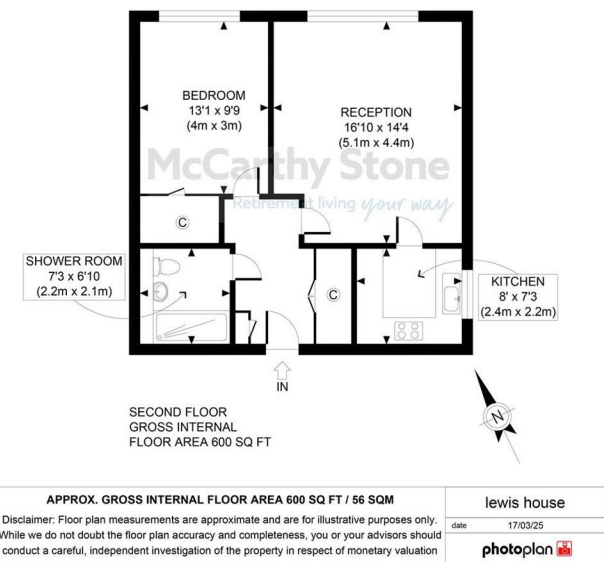




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



19 Lewis House

224 Beulah Hill, London, SE19 3UX

1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 19 Lewis House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £375,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager
- 24 hour emergency call system
- Lift to all floors
- Communal lounge for social activities
- Landscaped gardens with seating
- Roof top terrace with seating and fabulous views across London
- Guest suite for family or friends
- Mobility scooter store
- Close to transport links
- Convenient for local amenities

McCarthy & Stone
Resales.

19 Lewis House, London

Summary

Exclusively designed for the over 60's, this stunning recently built development of one and two bedroom retirement apartments is located on Beulah Hill in Upper Norwood, one of the highest points in London, boasting spectacular views overlooking the City and the Surrey Hills all of which can be enjoyed from the amazing roof top terrace of Lewis House.

Upper Norwood is just seven miles from the heart of London and is a great place to enjoy the countryside while still being within easy reach to the bustling Capital.

Lewis House is a short bus ride away from Crystal Palace town centre, which offers an array of high street shops and independent stores, plenty of eateries, spectacular views overlooking London as well as an indoor second-hand market on Haynes Lane. The closest train station is West Norwood which has excellent transport links into Central London also there is a convenient bus service with the bus stop just outside the development.

Once the home of the Great North Wood, Upper Norwood is still a very scenic area. Crystal Palace Park is nearby, a Victorian pleasure ground that has full-scale dinosaur sculptures, childrens play areas, a maze and a concert bowl. From the park, you can start the scenic Green Chain Walk, which takes you to the likes of Chislehurst, Erith, the Thames Barrier and Thamesmead.

Lewis House benefits from the communal lounge which overlooks the landscaped gardens, a perfect place to entertain visitors, socialise with neighbours or make new friends. There is a Guest suite perfect for when friends and family come to visit and a mobility scooter store and charging room.

A dedicated House Manager is on site during office hours to provide help and support if required plus a 24 hour emergency call system, should assistance be required day or night. Peace of mind comes from a door entry system linked to each apartment via the TV, allowing you to see who's there before letting anyone in.

Apartment Overview

A beautifully presented and spacious one-bedroom second floor retirement apartment, offering modern, low-maintenance living.



The property offers a generous-sized living room, providing a comfortable and welcoming space. The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use. The spacious double bedroom benefits from a walk-in wardrobe, offering excellent storage, while the modern bathroom is fitted with a walk-in level access shower and contemporary sanitaryware. Further useful storage is provided by a walk-in airing cupboard/utility cupboard housing a washer/dryer, adding to the apartment's excellent practicality. This apartment benefits from having an allocated car parking space.

Overall, this is a well-presented apartment, combining modern accommodation, generous living space, excellent storage and a juliet balcony.

Roof Terrace

Lewis House boasts a stunning roof terrace with ample seating, amazing views overlooking south London towards the City and Canary Wharf. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Landscaped Gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Service Charge (Breakdown)

Service Charge

- 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



 1 |  1 | Asking price £375,000

House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3664.96 per annum (for financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold

Lease 999 Years from 2018

Ground rent: £425

Ground rent review: Jun-33

Car Parking

This apartment has an allocated car parking space.

Additional Information & Services

- Superfast 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

