



Lewis House, Beulah Hill, London SE19 3UX

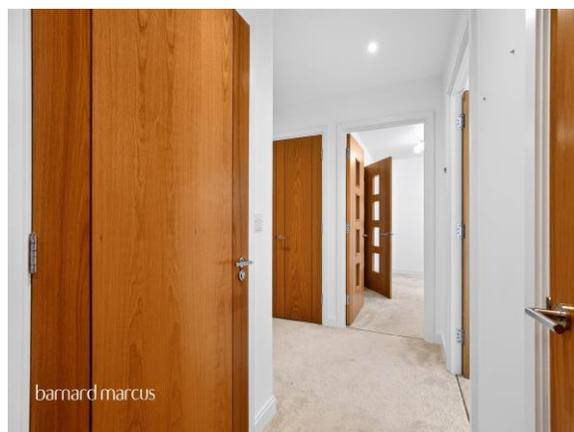


welcome to

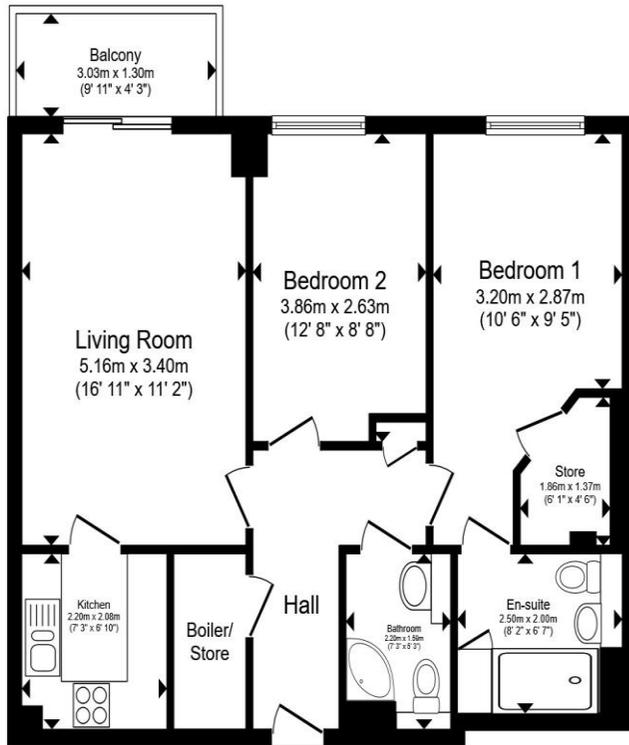
Lewis House Beulah Hill, London

A modern two-bedroom retirement apartment with a private balcony, set within Lewis House on Beulah Hill, Upper Norwood. Exclusively for the over 60s, this stylish development offers stunning views of London and the Surrey Hills, plus access to a rooftop terrace. This beautifully presented two-bedroom retirement apartment offers a spacious entrance hall with oak veneered front door, security entry system, and a large storage/airing cupboard housing the washer/dryer, hot water tank, and Vent-Axia system. From the hallway, doors lead to two bedrooms, a guest shower room, and a bright living room with space for dining. The living area features full-length windows and a patio door opening onto a generous walk-out balcony with far-reaching views, and leads into a modern fitted kitchen with NEFF appliances, waist-height oven, ceramic hob, integrated fridge freezer, and under-pelmet lighting. The master bedroom includes a walk-in wardrobe and a stylish ensuite bathroom with bath, thermostatic shower, vanity unit, and heated towel rail. The second bedroom is a good-sized double with floor-to-ceiling windows, while the guest shower room offers a corner shower, vanity unit, and heated towel rail.

Additional features include fitted carpets, raised power sockets, illuminated switches, and TV/phone points throughout, creating a comfortable and secure home in this sought-after development.



Auctioneer's Comments: This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Lewis House

Exclusively designed for the over 60s, Lewis House is a stunning, recently built development offering one and two-bedroom retirement apartments. Situated on Beulah Hill in Upper Norwood—one of London’s highest points—it boasts spectacular views of the City skyline and the Surrey Hills, best enjoyed from the impressive rooftop terrace. Just seven miles from Central London, Upper Norwood offers the perfect balance of scenic surroundings and easy access to the Capital. Crystal Palace town centre is only a short bus ride away, with its vibrant mix of high street shops, independent boutiques, cafés, and restaurants, plus the famous Haynes Lane indoor market. For travel connections, West Norwood station provides excellent links into London, and there’s a convenient bus stop right outside the development. Nature lovers will appreciate the area’s history as the Great North Wood and the nearby Crystal Palace Park—a Victorian gem featuring life-sized dinosaur sculptures, play areas, a maze, and a concert bowl. From here, you can join the Green Chain Walk, a picturesque route stretching to Chislehurst, Erith, and even the Thames Barrier.

Community & Comfort

Lewis House offers a welcoming communal lounge overlooking landscaped gardens—ideal for socialising or entertaining guests. Additional amenities include:

- A guest suite for visiting friends and family
- Mobility scooter storage and charging facilities
- A dedicated House Manager during office hours
- 24-hour emergency call system for peace of mind
- Secure door entry system linked to your TV

This is more than just a home—it’s a lifestyle designed for comfort, security, and community.

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

Service charge: £5,068.56 per annum (for financial year ending 01/10/2026).

Leasehold Information

Lease 999 Years from 1st June 2018

Ground rent: £495 per annum

Ground rent review: 1st June 2033

Total floor area 67.4 m² (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Lewis House Beulah Hill, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Over 60's
- Second Floor, Two-Bedrooms
- Walk Out Terrace, Communal lounge for social activities
- Designated House Manager
- Secure car parking and allocated space

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 5068.56

Ground Rent: 495.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114720



Property Ref:
THH114720 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



barnardmarcus.co.uk