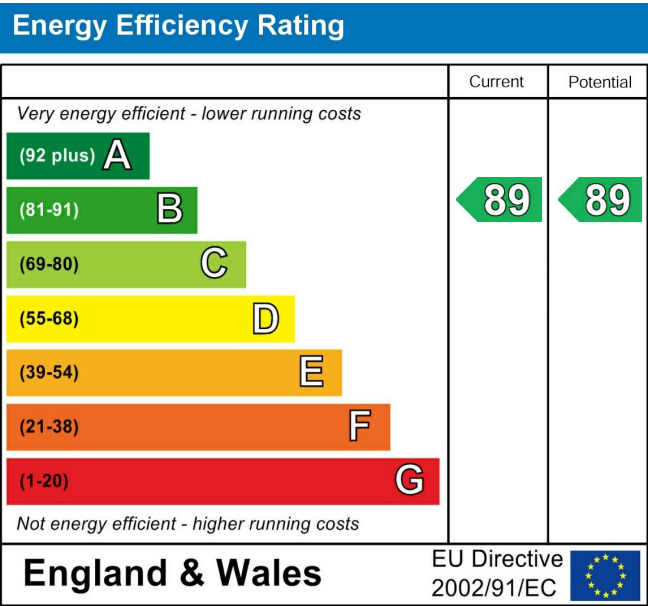
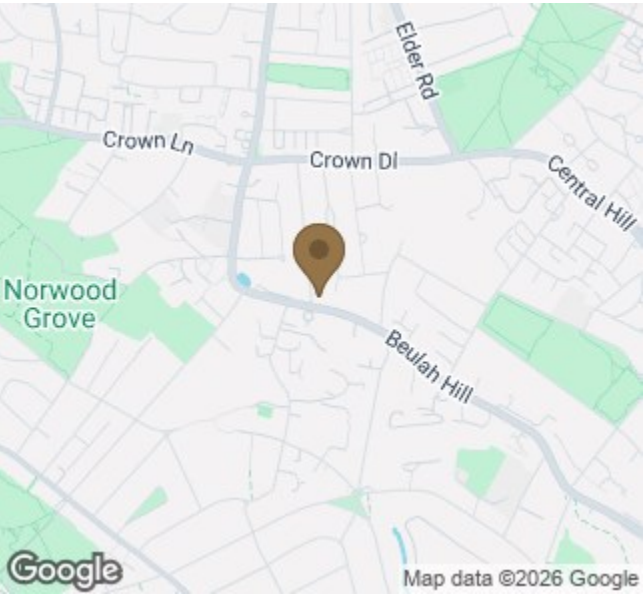
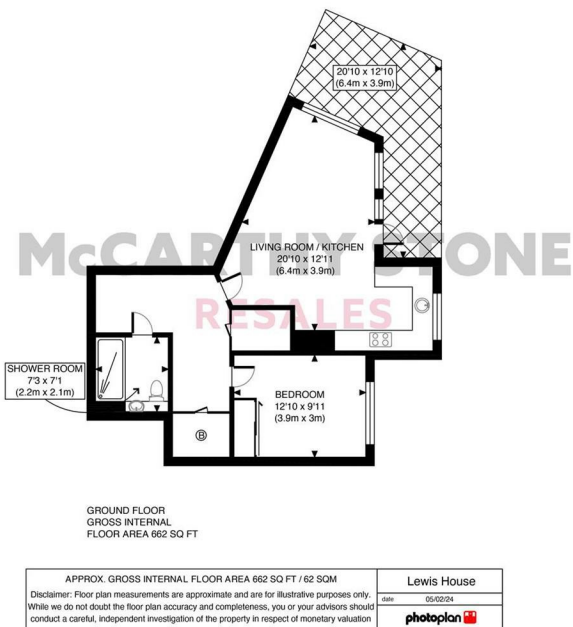




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5 Lewis House

224 Beulah Hill, London, SE19 3UX

1 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 5 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.

★ Trustpilot ★★★★★ Rated Excellent

5 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.

Kitchens incorporate a range of high quality appliances and the luxurious shower rooms are designed to offer both functionality and safety. Each apartment has it's own washer/dryer located in the utility cupboard off the entrance hall.

Entrance Hall

Oak veneered front door with spy hole and letter box leads to



the spacious entrance hall. From the hallway there is a a door to a wide storage cupboard/airing cupboard with tiled flooring housing the hot water tank, Vent-Axia system and the washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with a Tunstall intercom and 24 hour emergency call system. Doors lead to the bedroom, living room and shower room.

Living Room

A fabulously bright and beautifully presented double aspect living room with three double width, full length double glazed windows and a glazed patio door opening onto a very large covered patio with Southerly and Westerly aspects. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Opening into the kitchen.

Kitchen

Modern fully fitted kitchen with tiled flooring and an excellent range of base and wall units and drawers with contrasting work surfaces and breakfast bar. Electronically operated UPVC double glazed window. Co-ordinating Composite sink and drainer with mono lever tap. NEFF appliances including a waist-height oven, fitted microwave, ceramic electric hob with an opaque glass splash back, stainless steel cooker hood, integral fridge freezer and under pelmet lighting.

Bedroom

A double bedroom of ample proportions with a built-in wardrobe and mirrored sliding doors housing rails and shelving. Ceiling lights, TV and phone point, double glazed full length windows with a westerly aspect.

Shower Room

Tiled with slip resistant floor tiling, walk-in level access thermostatically controlled shower with wide glass shower screen and grab rails. Close coupled WC and Vanity unit with wash hand basin fitted with a mono lever mixer tap and storage beneath, heated ladder style towel rail, double width illuminated mirror cabinet and shaver socket.

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



 1 |  1 | Asking price £375,000

- 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.

Annual Service Charge: £3,664.96 for financial year ending 30/09/20267.

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

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 .
- 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

