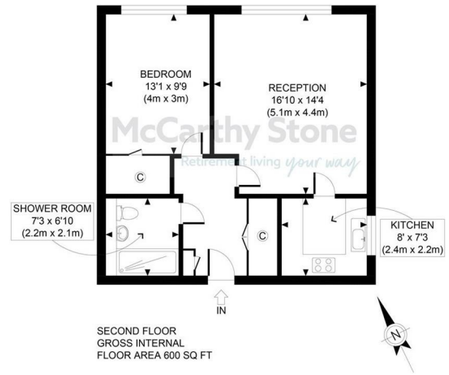
Excellent

Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 600 SQ FT / 56 SQM	lewis house
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 17/03/25
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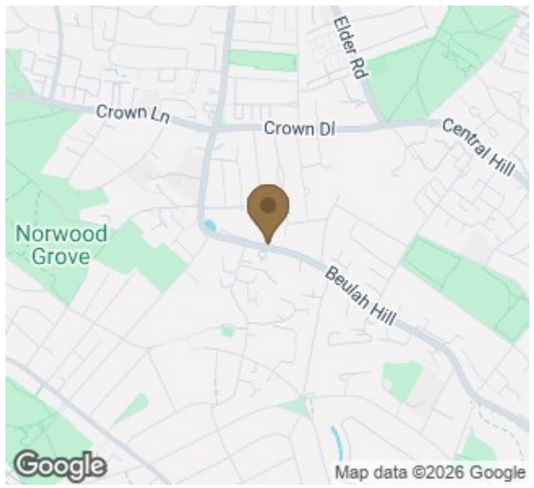

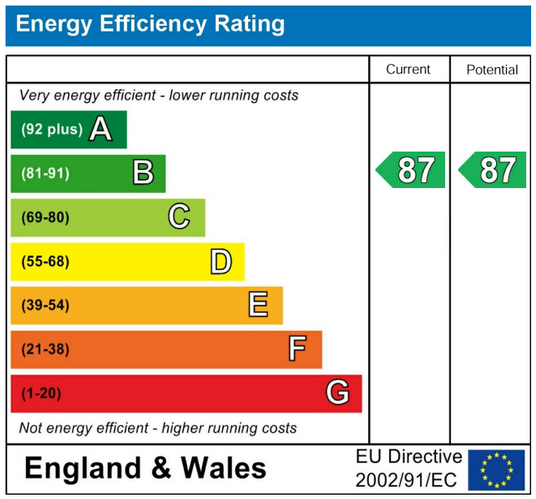

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

19 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 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:

- Bright dual aspect living room
- Modern fully fitted kitchen
- 24 hour emergency call system
- 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

19 Lewis House, London

1 | 1 | Asking price £375,000

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.

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.

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 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

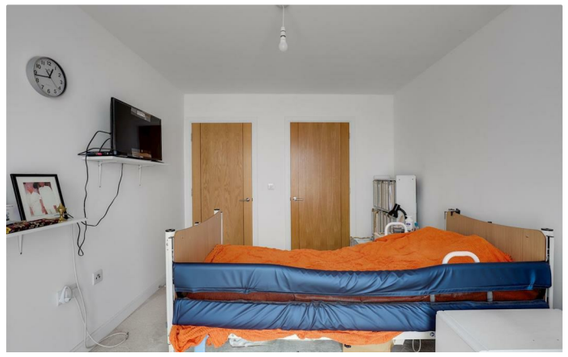
Car Parking

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.

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