

Third Floor Apartment 26 Total size: 72.70m²



Approximate room sizes:

Living room
17'4" x 11'11" / 5278mm x 3633mm

Kitchen
7'3" x 8'0" / 2200mm x 2431mm

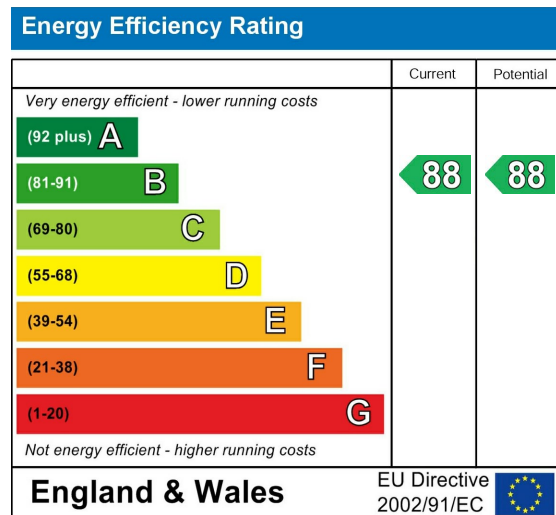
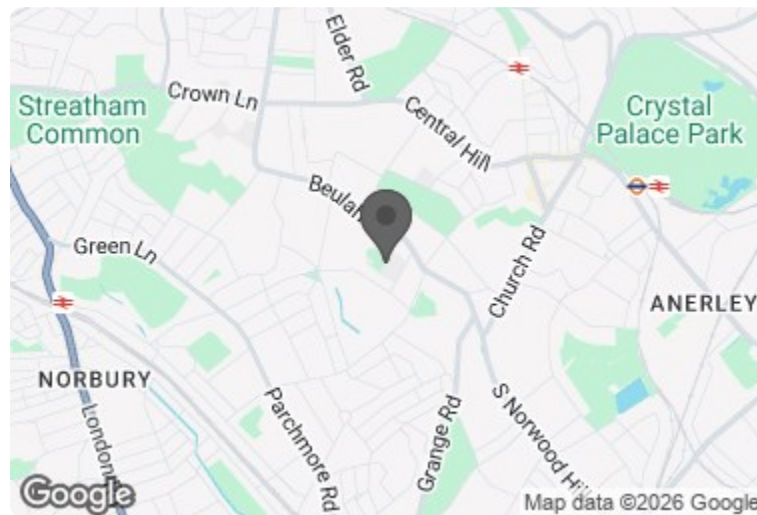
Bedroom 1
17'4" x 9'9" / 5283mm x 2980mm

Bedroom 2
13'3" x 9'0" / 4031mm x 2737mm

En-suite
7'3" x 8'8" / 2200mm x 2653mm

Shower room
7'3" x 5'7" / 2200mm x 1710mm

Balcony
4'5" x 32'8" / 1353mm x 9957mm



Council Tax Band: C

Holding Deposit*: £150

Security Deposit:** £3,692

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

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*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

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Client Money Protection

The Property Ombudsman



26 Lewis House

224 Beulah Hill, London, SE19 3UX

A beautifully presented TWO BEDROOM, TWO SHOWER ROOM third floor apartment featuring a spacious dual-aspect covered balcony with both southerly and westerly views.

Rental Price

£3,300 Per month

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews

Trustpilot

Property Features

- Designated House Manager
- 24 hour emergency call system
- Lift to all floors
- Communal lounge for social activities
- Landscaped gardens and paved terrace with seating areas
- Roof top terrace with seating
- Guest suite for family or friends
- Mobility scooter store
- Secure car parking and allocated space
- Close to transport links and local amenities

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Welcome Home.

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26 Lewis House, Beulah Hill, London, SE19 3UX

About Lewis House

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.



Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Periodic Tenancy Agreement means you can stay for as long as you like.

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

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.

26 Lewis House

Apartment 26 is a spacious TWO BEDROOM third floor apartment, enjoying a desirable southerly aspect and a large private balcony, perfect for relaxing and enjoying the sunshine. The well-designed accommodation offers a generous living space, with the principal bedroom benefiting from a walk-in



2 bed | Rental Price £3,300 Per month

wardrobe and en-suite shower room. The second bedroom provides a versatile space, ideal for guests, hobbies or a home office.

The fully fitted kitchen features integrated appliances, including a waist-height oven for added convenience. The contemporary shower room is finished to a high standard, with stylish fittings, low-slip flooring, a walk-in shower with a low-profile tray and a comfort-height toilet. Offering excellent space, modern features and a private balcony, Apartment 26 provides a comfortable and practical home designed for modern retirement living.

What's is included at the development ?

- 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 rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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.

Additional Information & Services

- Ultra-fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

