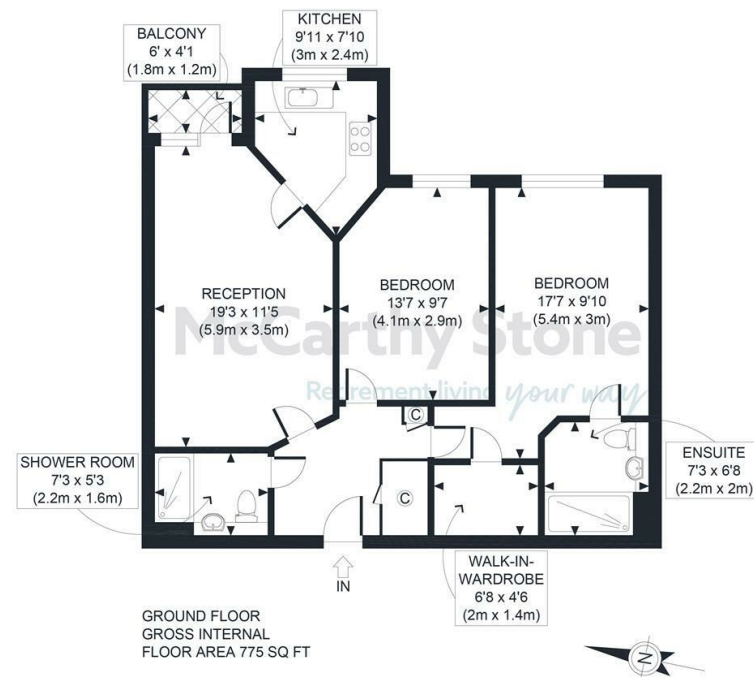


7 Lewis House

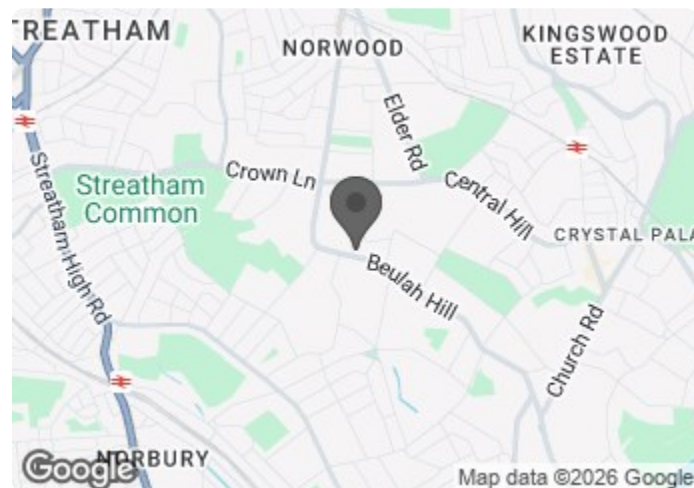
224 Beulah Hill, London, SE19 3UX



APPROX. GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQM	Lewis House
<small>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</small>	date 20/12/24
	photoplan



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £450,000 Leasehold

A beautifully presented two bedroom, two shower room, fully carpeted ground floor apartment with access to a covered balcony overlooking the gardens. The roof top terrace commands magnificent views that would be hard to beat anywhere around London and the landscaped gardens provide a tranquil open space to relax in.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Beulah Hill, Upper Norwood, London

2 Bed | £450,000

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.

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 Monday to Friday 10am-2pm 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 are double doors 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 two bedrooms, living room and shower room.

Living Room with Large Covered Balcony

A bright and well-proportioned dual aspect living room with double glazed windows and glazed patio door opening onto a covered balcony with a easterly aspect overlooking the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads into a separate kitchen.

Kitchen

Modern fitted kitchen with a range of low and eye level units and drawers with contrasting work surfaces. UPVC double glazed window. Co-ordinating Composite sink with mono lever tap and drainer. NEFF appliances including a waist-height oven, fitted microwave, ceramic hob, stainless steel cooker hood, dishwasher and integral fridge freezer and under pelmet lighting.

Bedroom One with en-suite shower room

A double bedroom of ample proportions with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, double glazed full length windows with views over the gardens, door to en-suite shower room.

En-Suite Shower Room

Tiled with slip resistant floor tiling, walk-in with level access shower with wide glass shower screen and grab rails. WC and Vanity unit with sink, heated towel rail, illuminated mirror and shaver socket. Heated towel warmer.

Bedroom Two

A second double bedroom with double glazed window overlooking the gardens. Ceiling lights, TV and phone point.

Guest Shower Room

Tiled with slip resistant floor tiling, shower cubicle with sliding glass doors. Close coupled WC and vanity unit with hand basin and mixer tap, illuminated mirror, heated towel warmer.

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

Service charge: £5,068.62 per annum (for financial year ending 30/09/2026)

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

Leasehold

Lease 999 Years from 01/06/2018

Ground rent £495

Ground rent review: Jun-33

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

