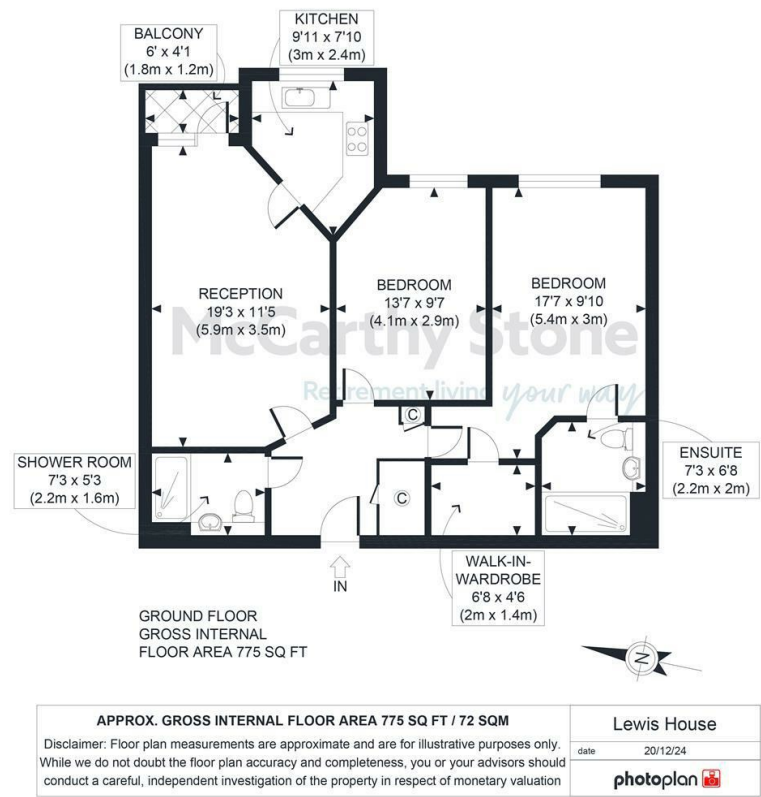
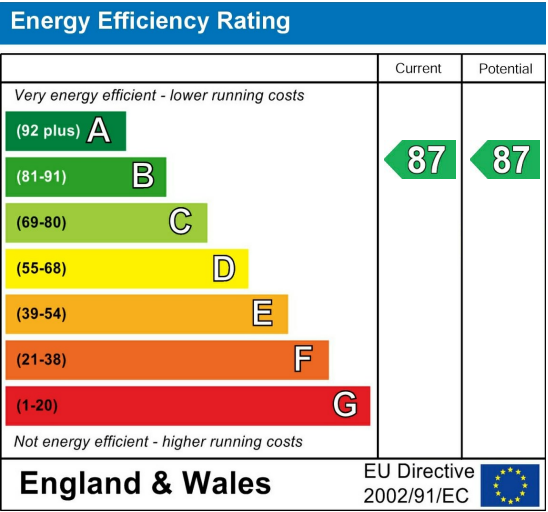
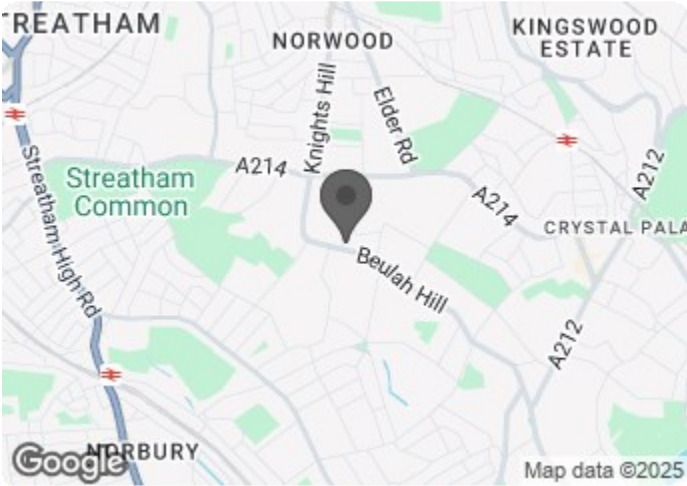


7 Lewis House

224 Beulah Hill, London, SE19 3UX



Council Tax Band: C



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.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

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



# Beulah Hill, Upper Norwood, 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 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.

# 2 Bed | £450,000

## 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: £4,830.08 pa (for financial year ending 30/09/2025)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## 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

