BUTLER & STAG

Beachy Road, London

London

Guide Price £695,000

41 Beachy Road

Lumen - Lumen - 5% deposit contribution available. An exclusive new development of just nine boutique apartments in the heart of vibrant Fish Island.

- 10 Year Build Warranty
- A Luxury Blend of Just Nine 1,2 and 3 Bedroom Apartments
- Generously Proportioned Layouts
- Private Outside Space & Roof Terrace
- 60% Now Reserved
- Prime Fish Island Location

Discover Lumen, an exclusive new development of just nine boutique apartments, thoughtfully designed to bring a sense of elegance and refinement to one of East London's most dynamic neighbourhoods. With an emphasis on space, style and light, each home has been crafted to offer generous proportions and a seamless flow between indoor and outdoor living.

Every apartment features its own private outside space, creating a tranquil extension of the home, while residents will also enjoy access to a stunning communal roof terrace – the perfect setting to unwind and take in panoramic views across Fish Island and beyond.

Blending boutique design with modern comfort, Lumen offers a rare opportunity to secure a spacious new home in an area celebrated for its creative energy, canal-side charm and exceptional connectivity.

Images shown are of the show home and are for illustrative purposes only. The actual property may differ in layout, specification, and finishes.

Additional Information
Service Charge: estimated £3.96 per sq. ft per annum
Ground Rent: £0
Tenure: 999-year lease with share of freehold

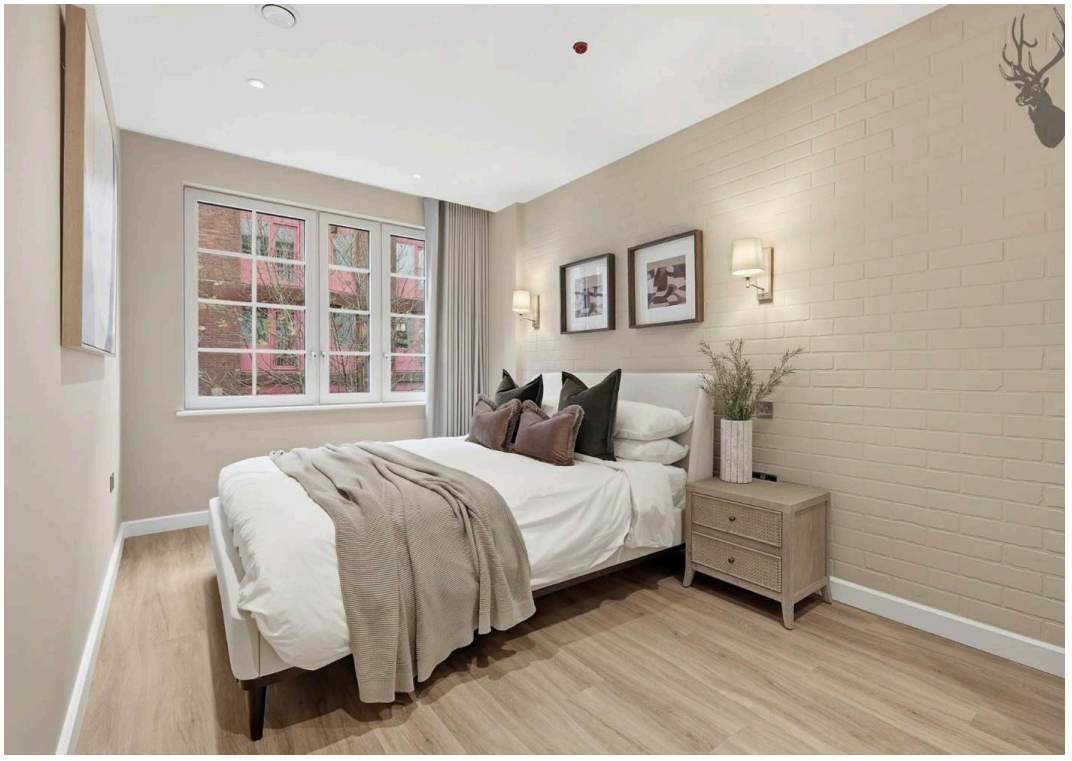
Once an offer is accepted, a £2500 reservation fee is required, subject to terms and conditions.

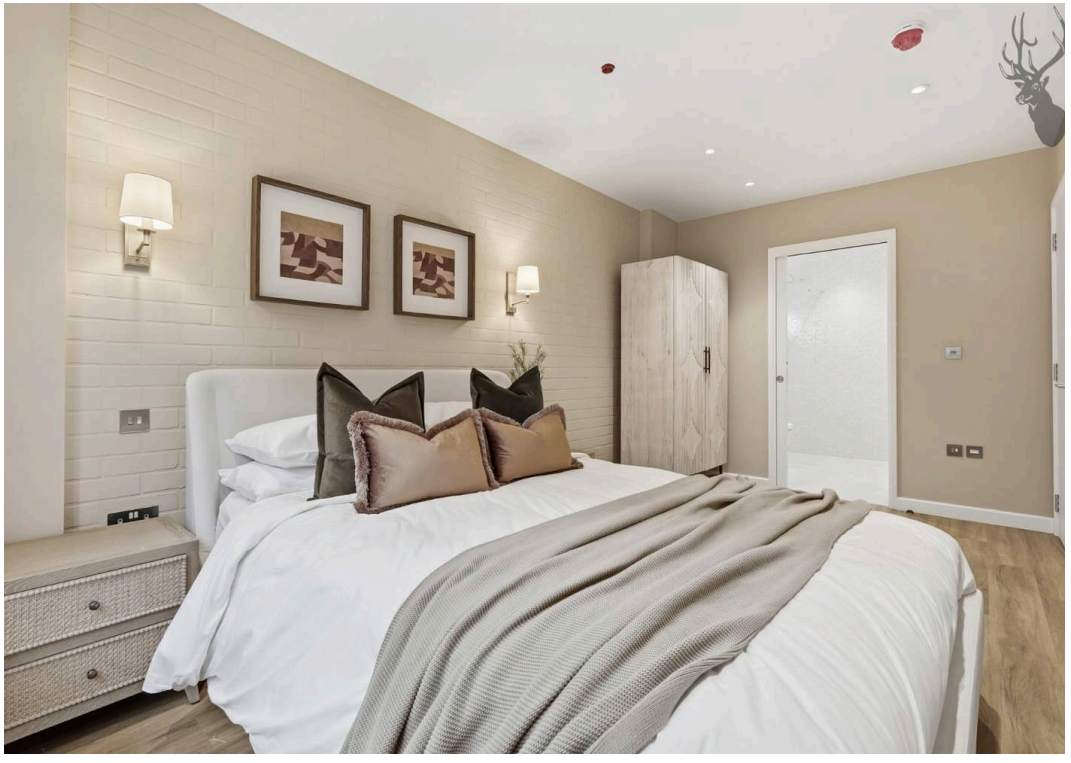
Council Tax band: TBD

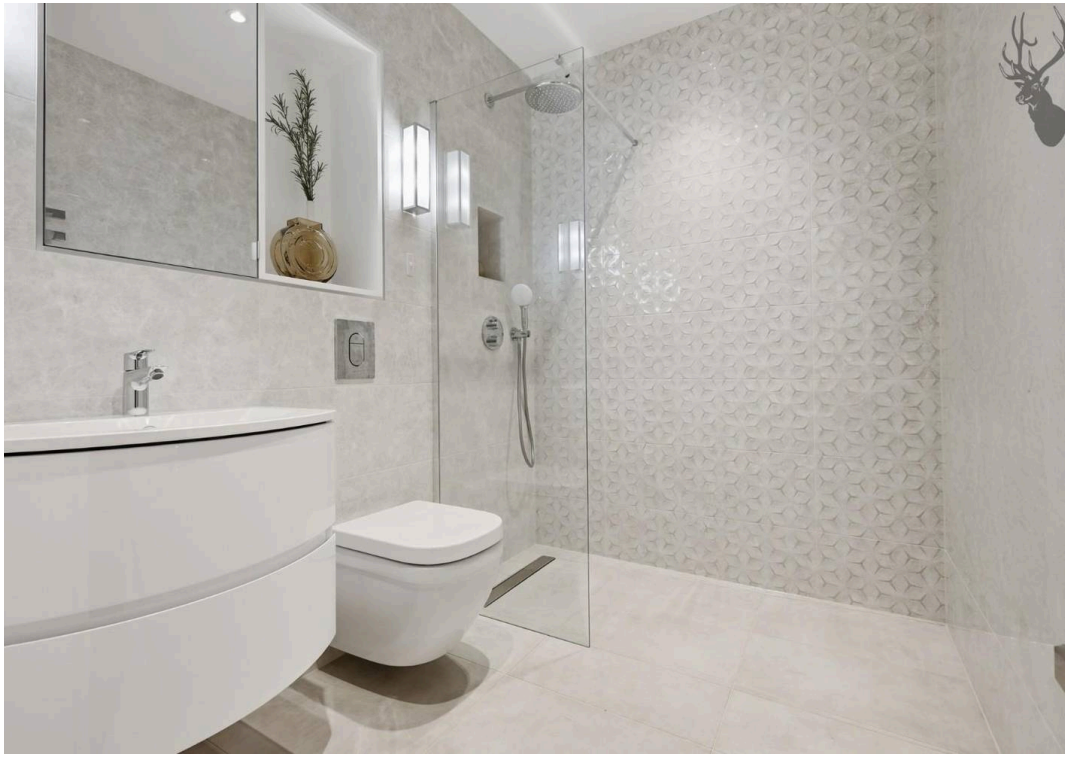
Tenure: Share of Freehold

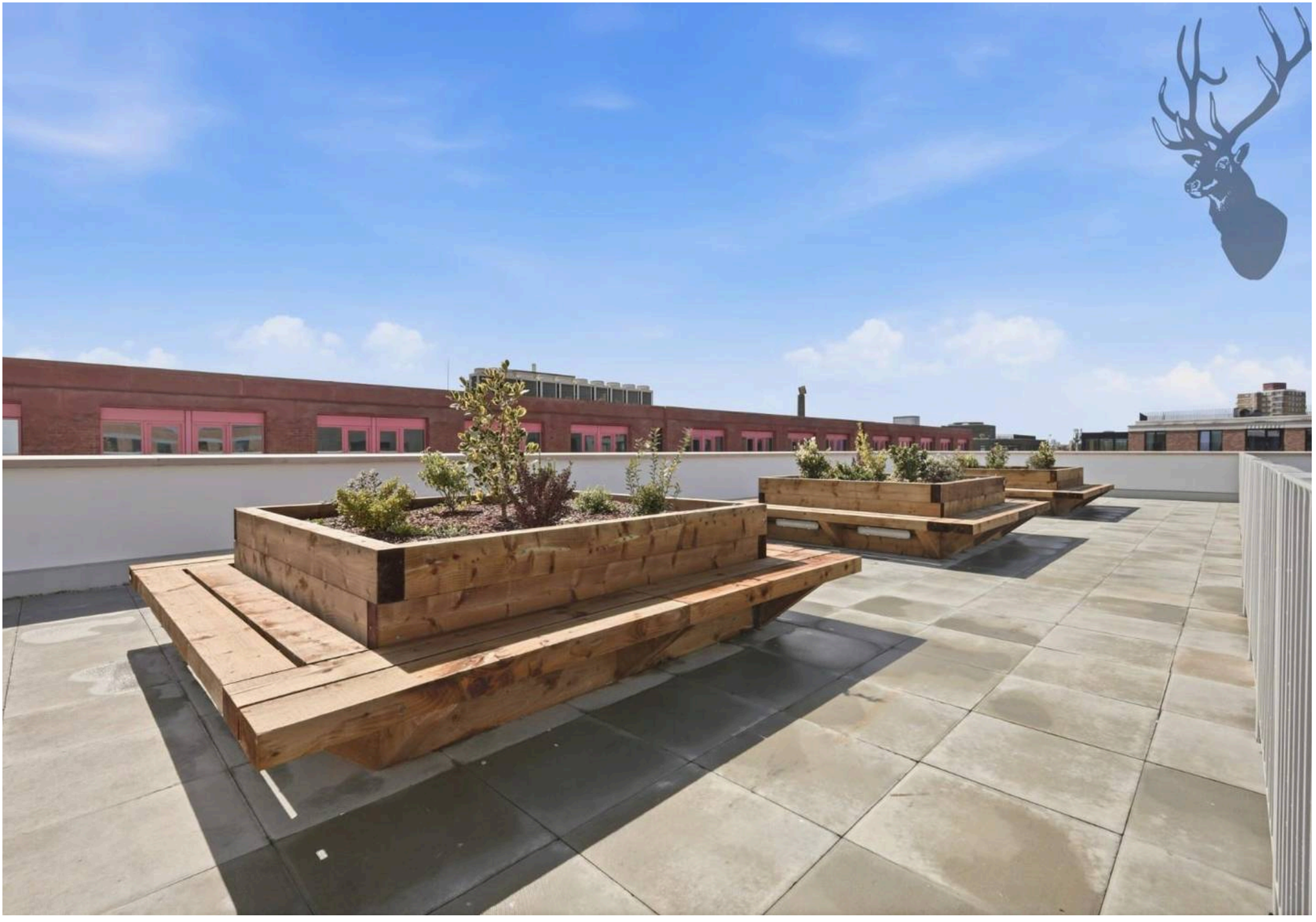
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



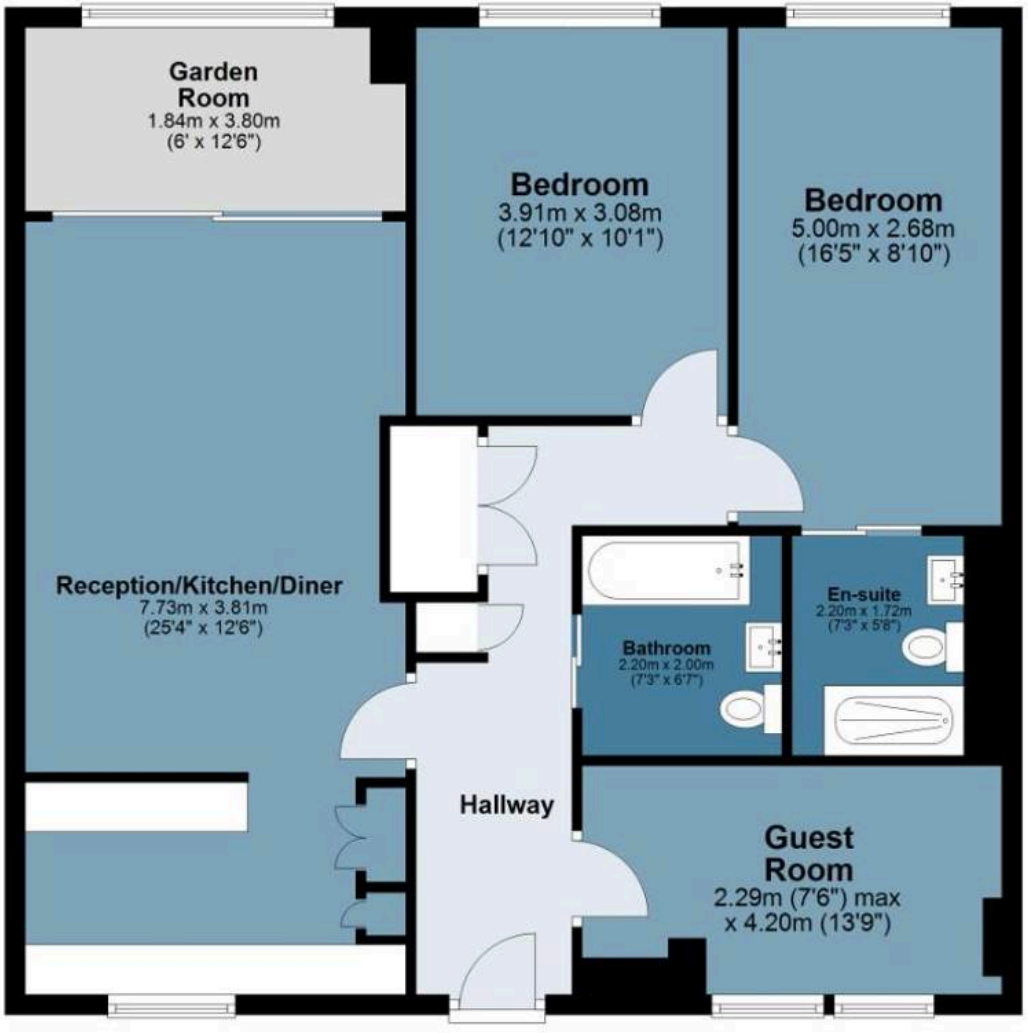






Second Floor

Approx. 94.6 sq. metres (1018.8 sq. feet)



Total area: approx. 94.6 sq. metres (1018.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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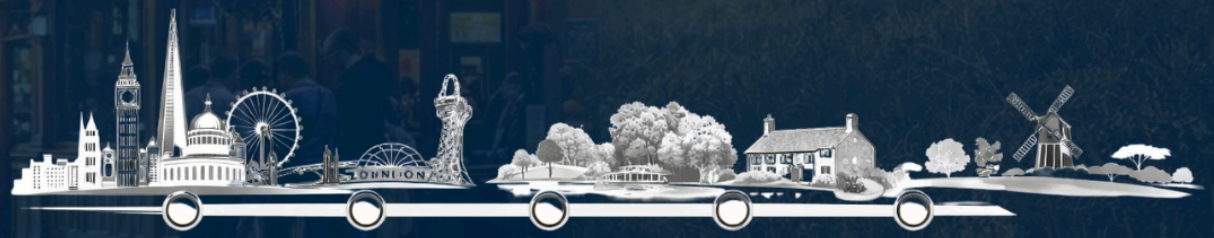
Plan produced using PlanUp.

Lumen, 2

FROM EAST LONDON ENERGY TO WEST ESSEX EASE

We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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Like what you see? **Let's talk**

BUTLER & STAG

Book your **FREE** valuation now

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butlerandstag.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.