

LUMEN

41 Beachy Road, Fish Island

Welcome to Lumen, a new way of living in the heart of East London. Inspired by the brightness and energy of its surroundings, Lumen has been designed to feel uplifting from the moment you arrive. Every detail – from the open layouts and carefully considered finishes, to the calmness of the garden room and vibrant neighbourhood beyond – has been shaped to bring a sense of clarity and ease to everyday life.

Life at Lumen offers the perfect balance between city energy and natural calm. Step outside and you'll find yourself moments from expansive green spaces, with the Olympic Park and leafy canal paths providing endless opportunities to walk, run, or simply breathe a little deeper.

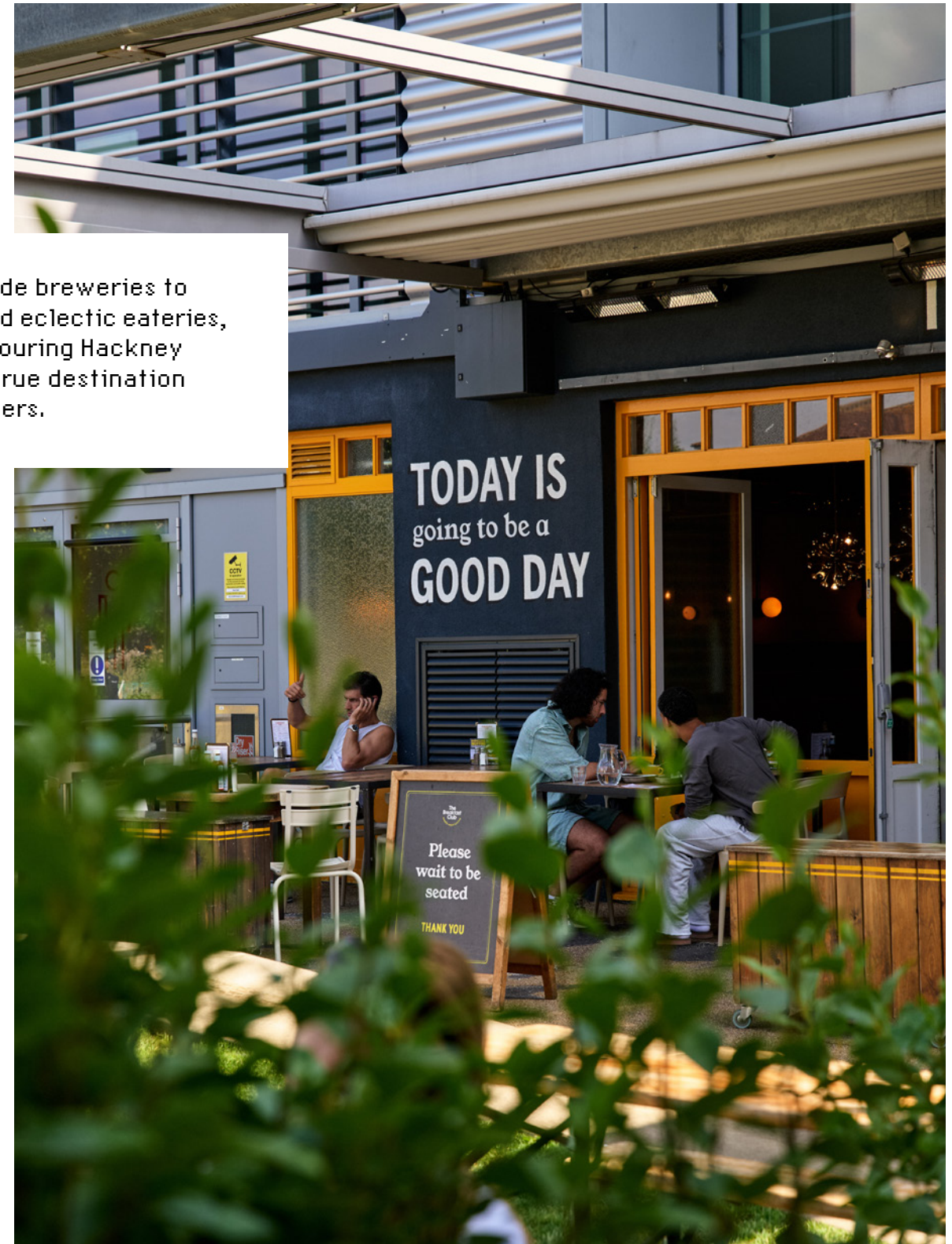


Lumen / Fish Island

TIGHT
FILLED
WITH



From buzzing canal-side breweries to tucked-away cafés and eclectic eateries, Fish Island and neighbouring Hackney Wick have become a true destination for food and drink lovers.



WALK TIL

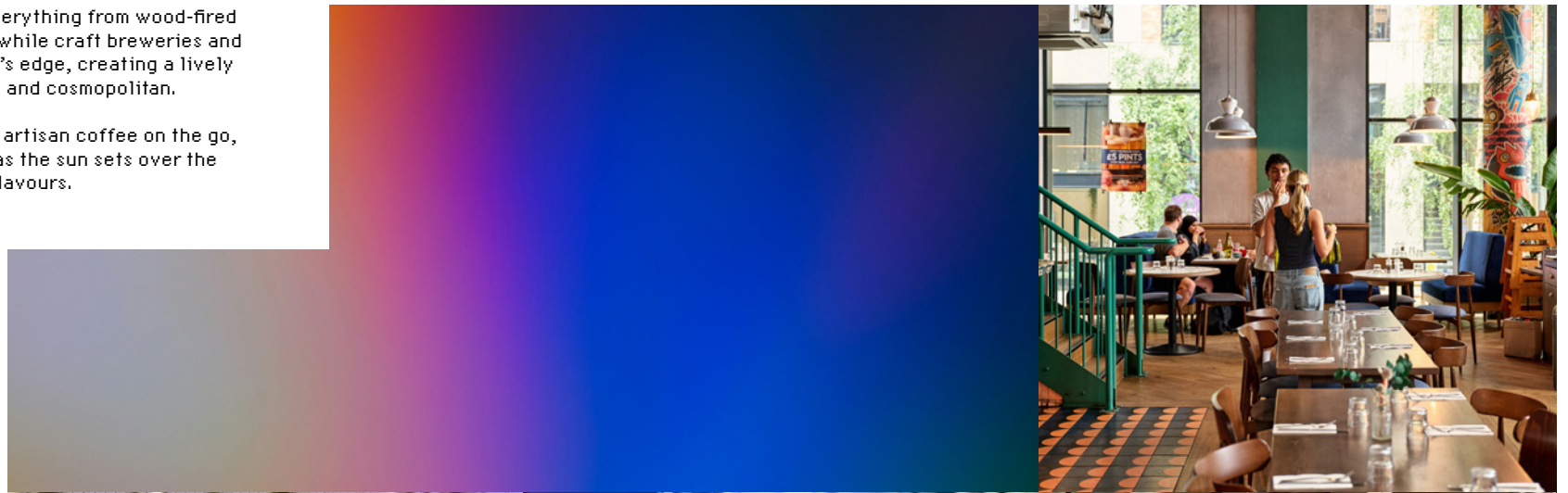
THE BAR

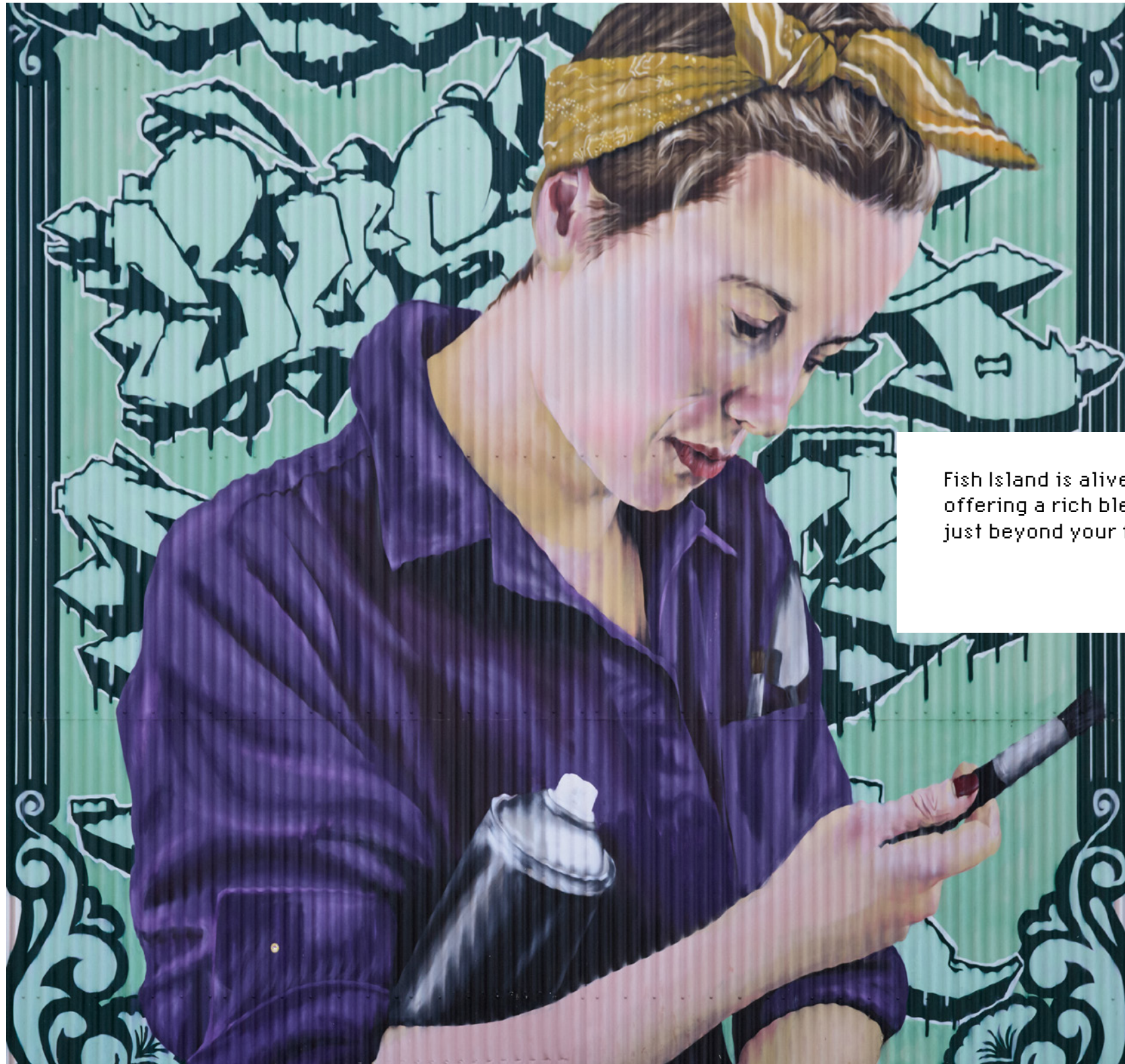
Independent restaurants serve everything from wood-fired pizza to innovative small plates, while craft breweries and cocktail bars spill onto the water's edge, creating a lively social scene that feels both local and cosmopolitan.

Whether it's a relaxed brunch, an artisan coffee on the go, or an evening drink with friends as the sun sets over the canal, the area offers a feast of flavours.

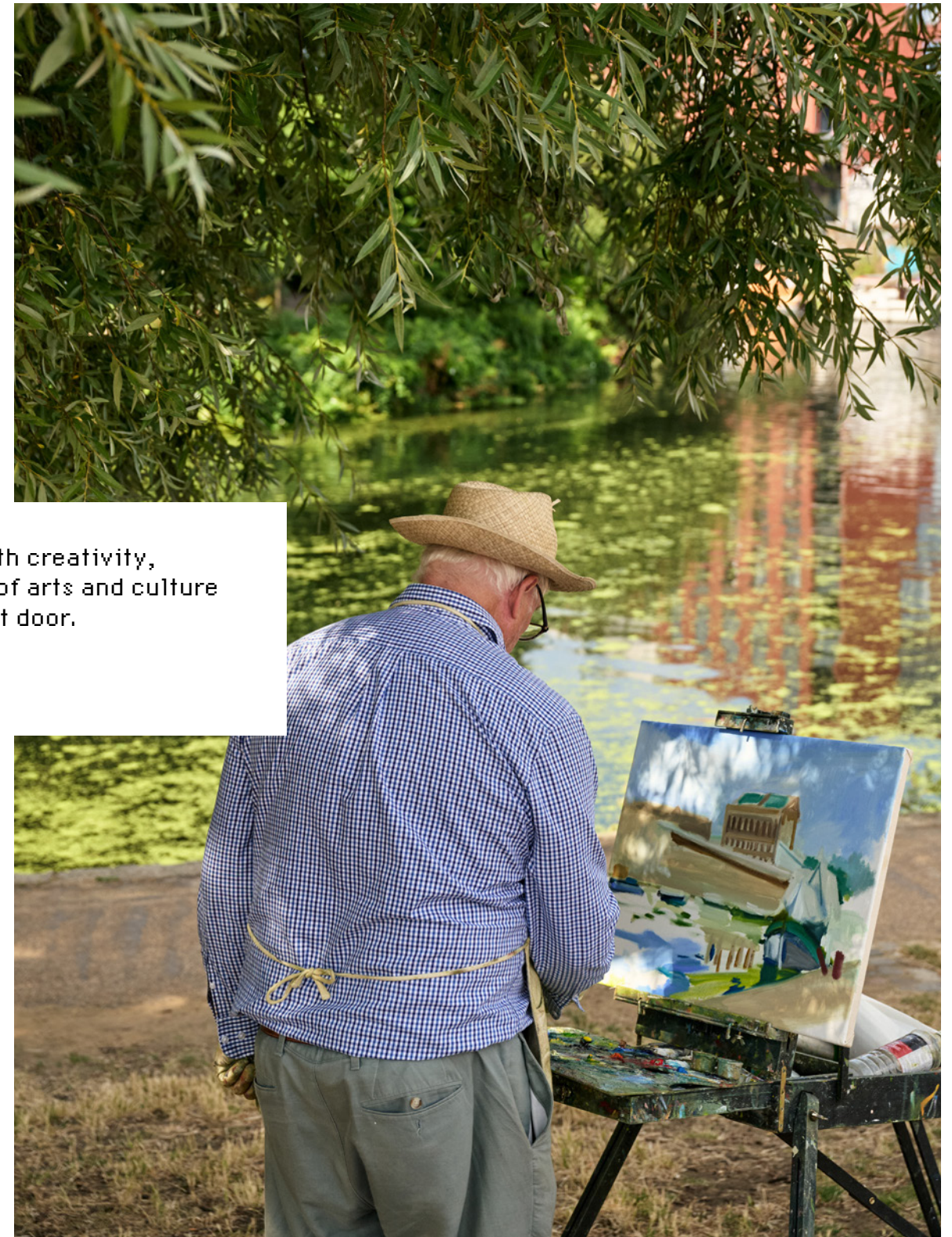


Lumen / Fish Island





Fish Island is alive with creativity, offering a rich blend of arts and culture just beyond your front door.





Once home to makers and artisans, the area now boasts an exciting mix of contemporary galleries, artist studios, and independent exhibition spaces, alongside more recent established names, such as the BBC, V&A and Sadler's Wells. Ensuring that one of London's most dynamic cultural quarters continues to thrive as a place where innovation and imagination are part of everyday life.

ARTS SHARE EIGHT

The V&A East Storehouse – a behind-the-scenes look at one of the world's greatest collections, right in the heart of East London's creative quarter.



Evening out?
Try the Everyman Cinema – plush sofas, curated films, and a boutique cinema experience just moments from your door.



Sadler's Wells East – a new stage for world-class dance and performance, bringing creativity and movement to the heart of East London.



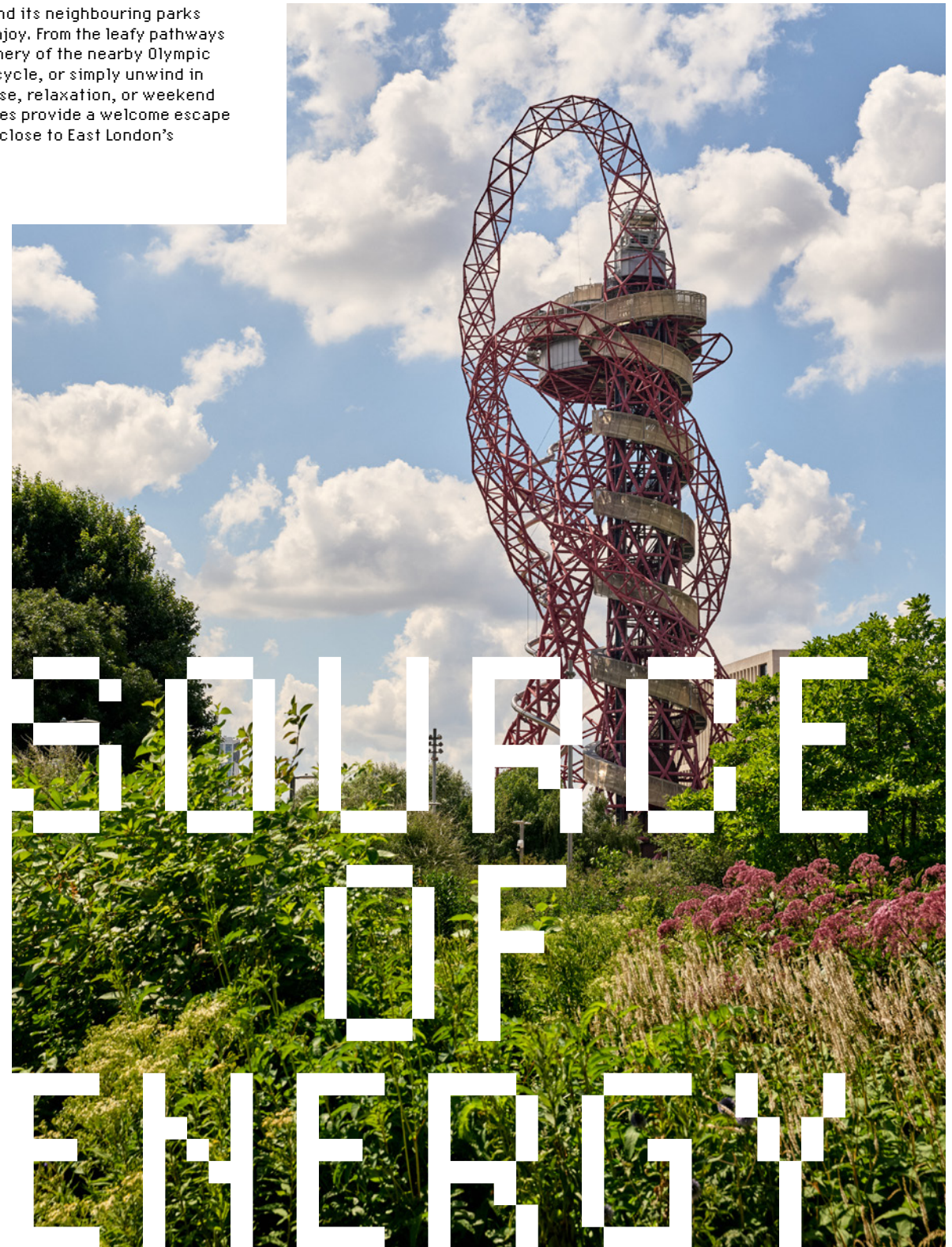
V&A East
Storehouse



Step outside Lumen and discover a neighbourhood where open space and greenery are never far away.



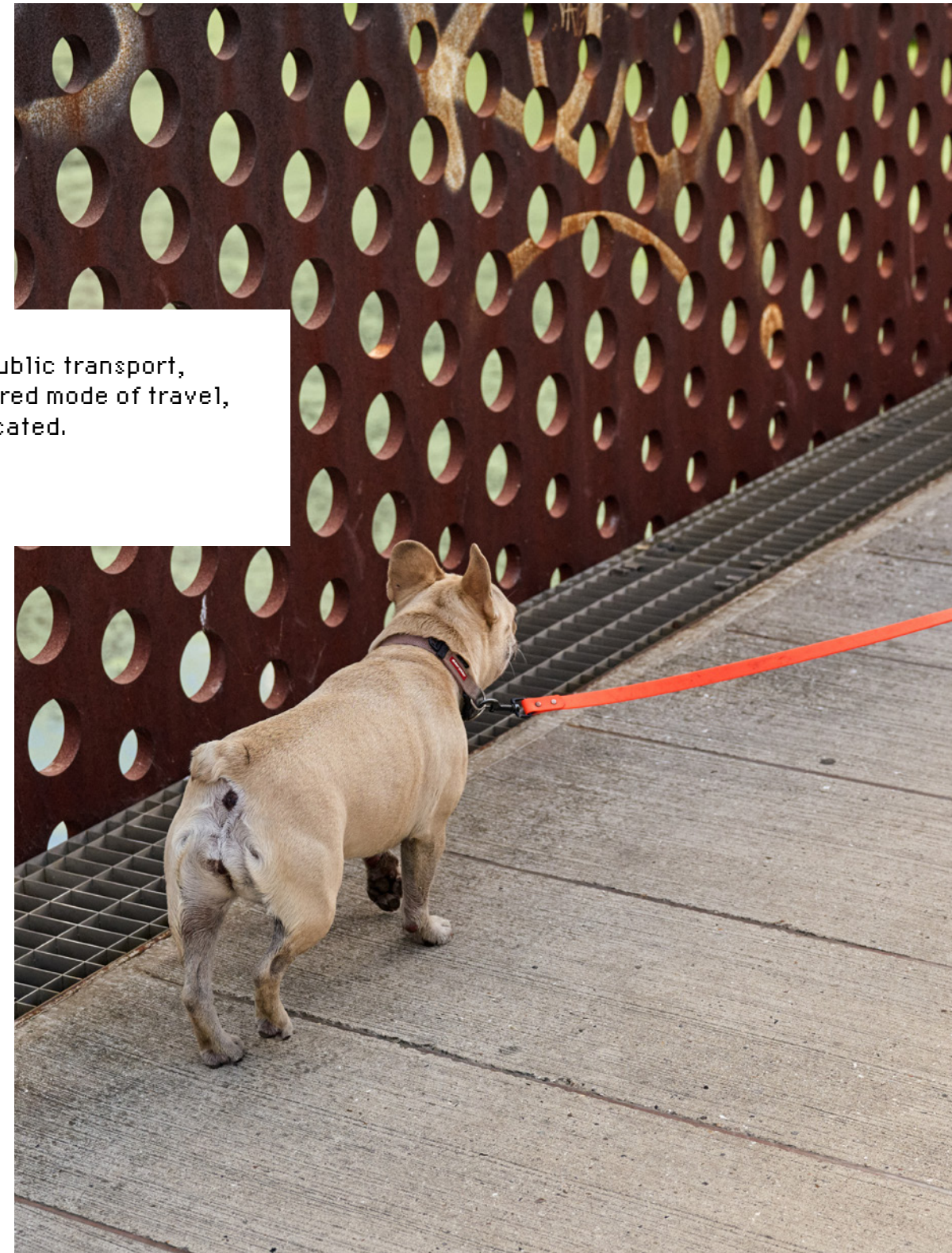
Surrounding Lumen, Fish Island and its neighbouring parks offer a wealth of open space to enjoy. From the leafy pathways along the canal to the vast greenery of the nearby Olympic Park, there's room to walk, run, cycle, or simply unwind in the fresh air. Whether for exercise, relaxation, or weekend adventures, the area's open spaces provide a welcome escape from city life while keeping you close to East London's vibrant energy.



SQUARE OF ENERGY



Cycling, walking or public transport,
whatever your preferred mode of travel,
Lumen is perfectly located.





Tucked away but well connected, Lumen offers superb transport links that make getting around London effortless. With easy access to the Central, Jubilee, DLR and Elizabeth lines, as well as cycle-friendly canal paths right on your doorstep, commuting or exploring the city has never been more convenient.

WALK

8 MINS
HACKNEY WICK

15 MINS
PUDDING MILL

15 MINS
STRATFORD

TUBE / DLR / OVERLAND

9 MINS
LIVERPOOL ST

10 MINS
CANARY WHARF

10 MINS
BANK

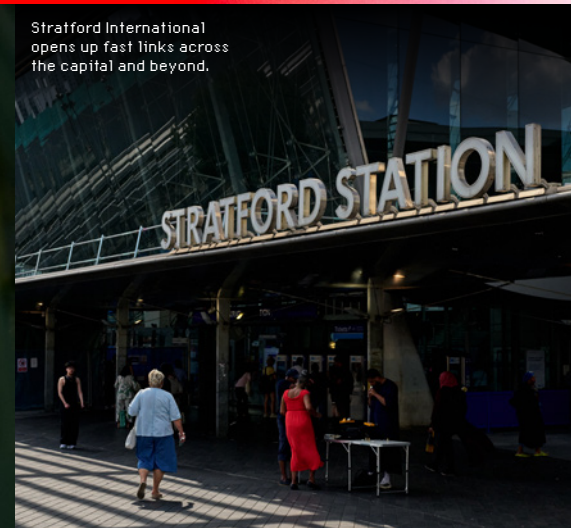
14 MINS
KINGS CROSS

20 MINS
OXFORD CIRCUS

Hackney Wick Overground station is just a short stroll away, connecting you directly to Stratford and Highbury & Islington.



Stratford International opens up fast links across the capital and beyond.

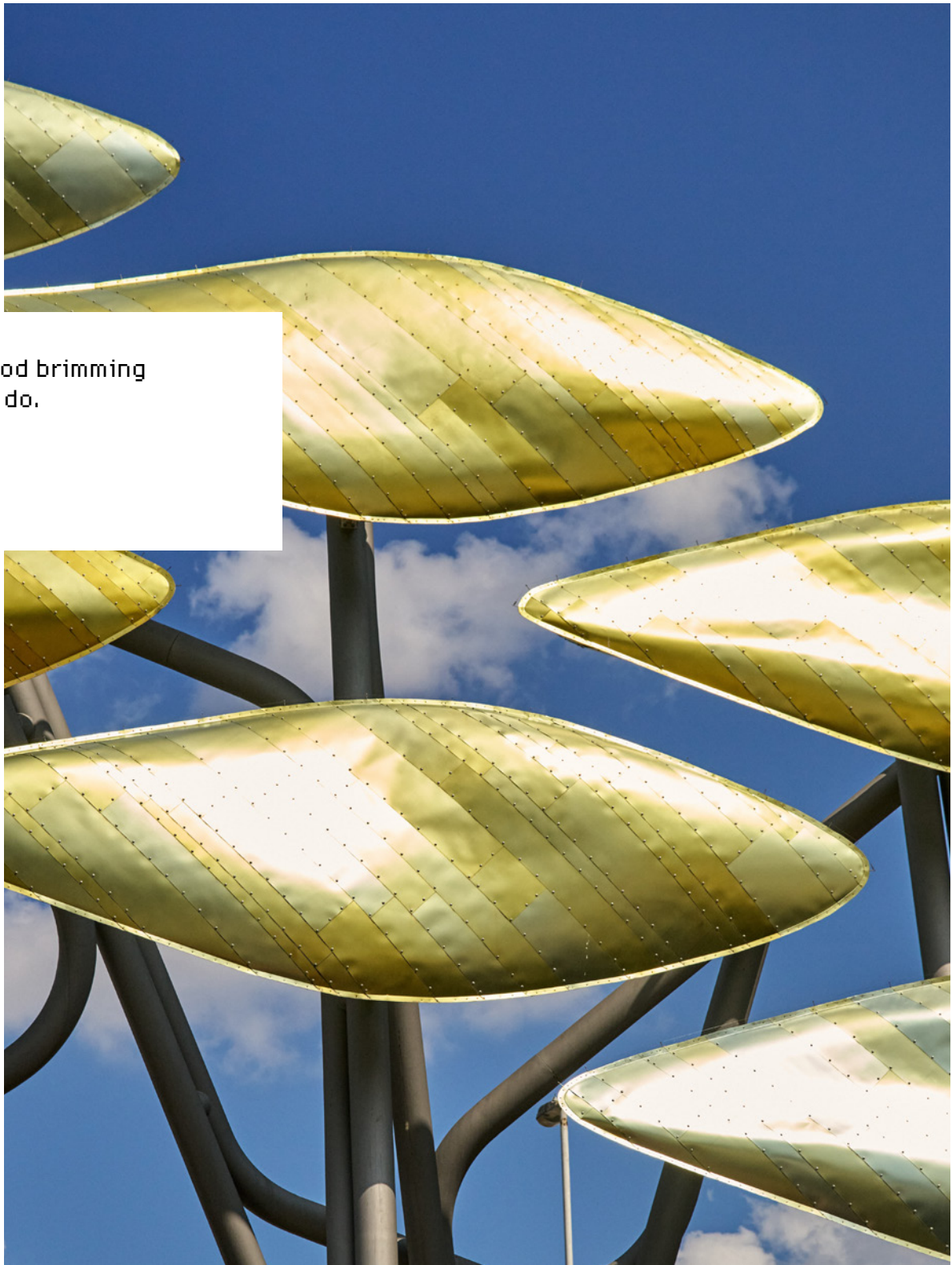


And for a day surrounded by the wonders of the nature, the world-renowned Kew Gardens can be reached directly, in under an hour by train.





Explore a neighbourhood brimming with things to see and do.



FISH ISLAND AND SHINE

From cultural landmarks and creative hubs to parks, cafés, and canalside hangouts, the area around Lumen is alive with places of interest waiting to be discovered. Our map brings them all together at a glance — helping you uncover local favourites, hidden gems, and everything that makes Fish Island and East London such an exciting place to call home.

Bars / Restaurants

- 01 All My Friends
- 02 Barge East
- 03 Bread Street Kitchen
- 04 Burnt Umber Brasserie
- 05 Cafe Mai
- 06 Colour Factory
- 07 Forman & Field
- 08 Hackney Bridge
- 09 Howling Hops Brewery and Tank Bar
- 10 Inis
- 11 Lanterna
- 12 Lucia's
- 13 LVLS
- 14 Number 90 Bar
- 15 Preeti Patty
- 16 Two More Years
- 17 Unlock
- 18 Wicked Fish

Coffee Shops

- 19 The Roasting Shed
- 20 Ethical Bean Company
- 21 HWK London
- 22 Simmos Coffee
- 23 4 Smeed Rd

Local Shops

- 24 Brie Yourself
- 25 Juju Home Store
- 26 Maganda hair Studio
- 27 Tuck Shop

Outside Space

- 28 Canal
- 29 QE Olympic Park
- 30 Victoria Park

Office Space

- 31 Here East

Sports

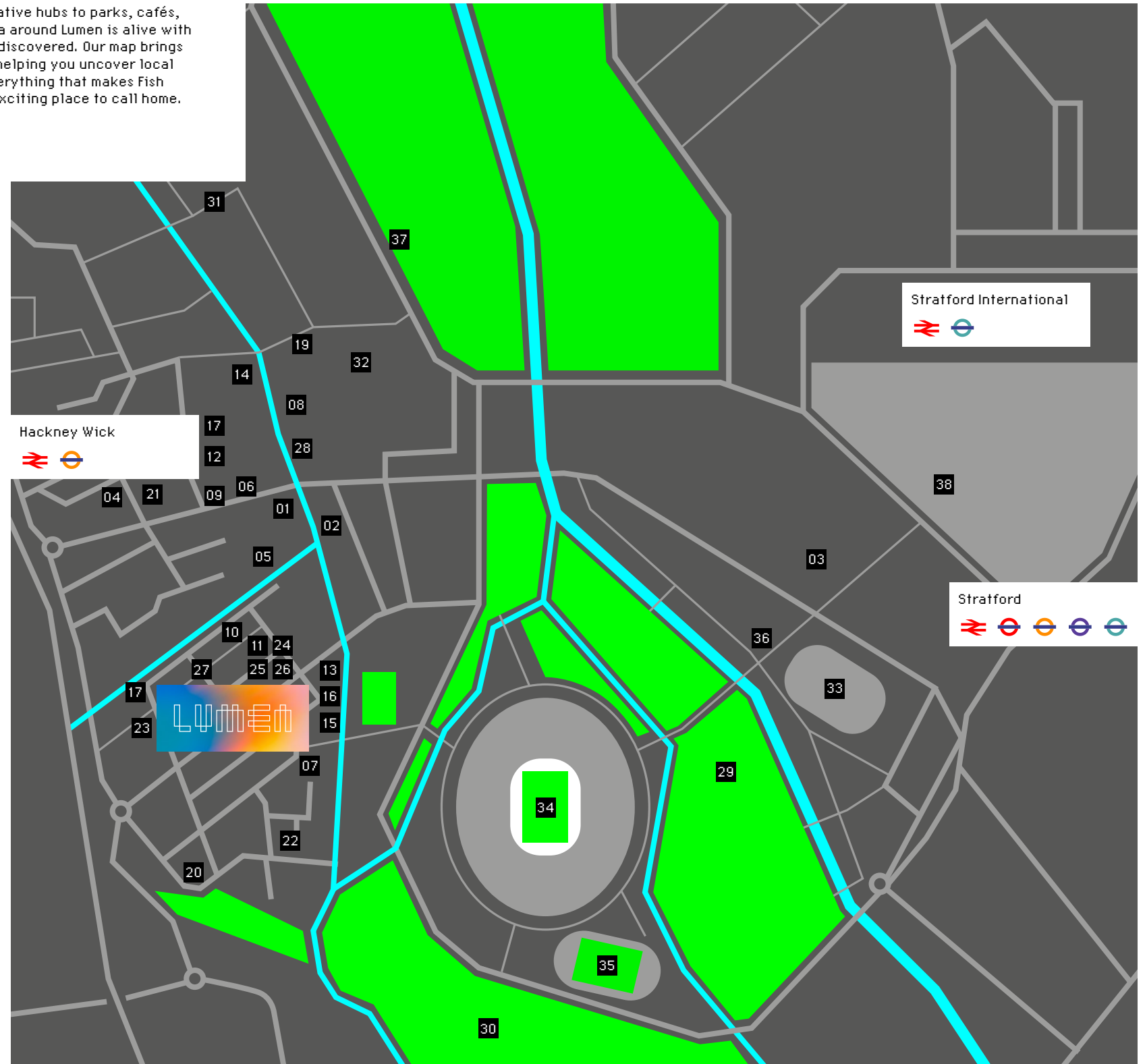
- 32 Copper Box Arena
- 33 London Aquatics Centre
- 34 London Stadium
- 35 Newham and Essex Beagles Athletics Club

Culture

- 36 Sadlers Wells East
- 37 V&A East Storehouse

Retail and Leisure

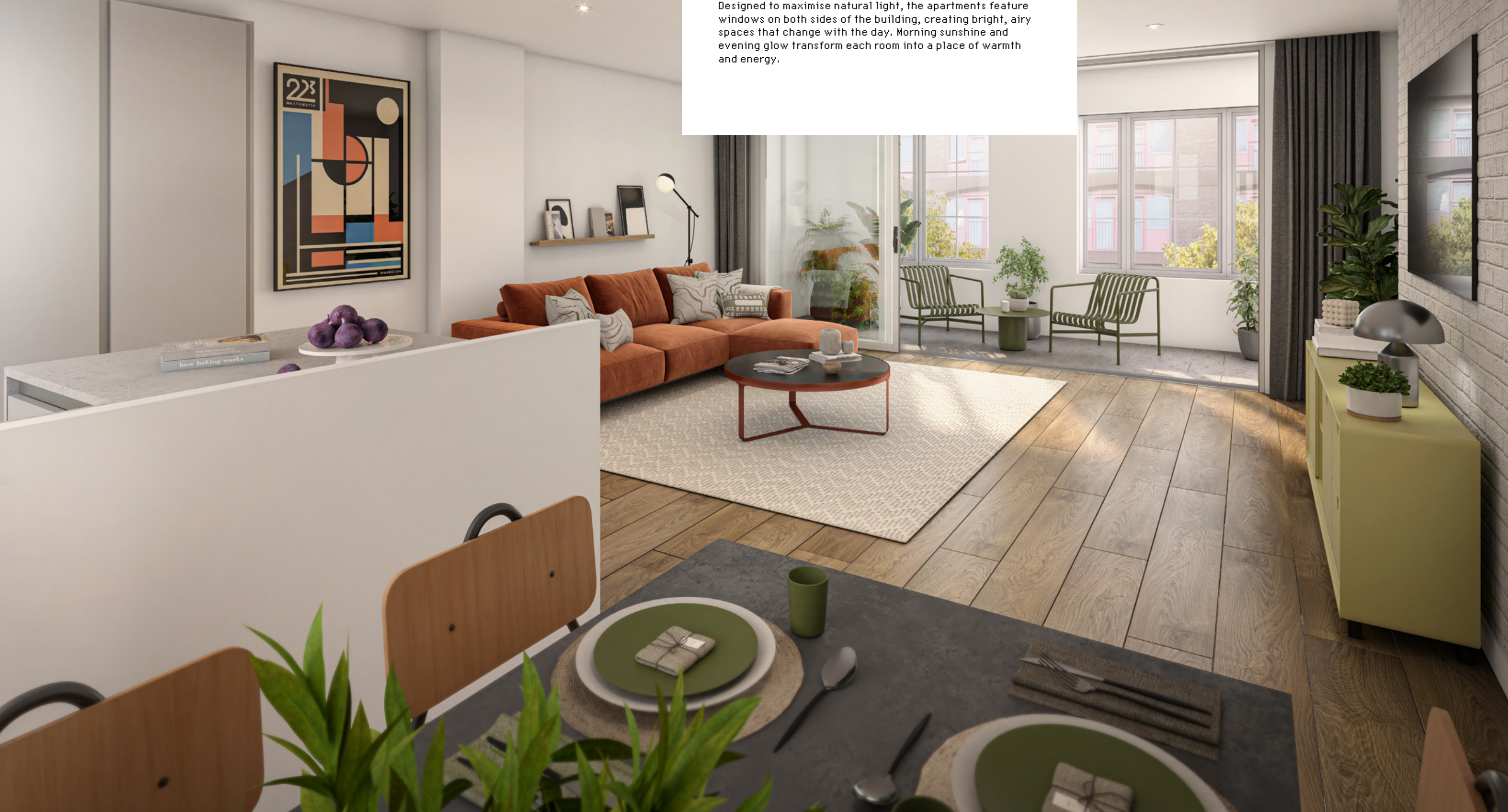
- 38 Westfield
 - All Star Lanes
 - Apple
 - Bat & Ball
 - Gravity Max
 - H&M
 - Street Golf
 - Vue Cinema



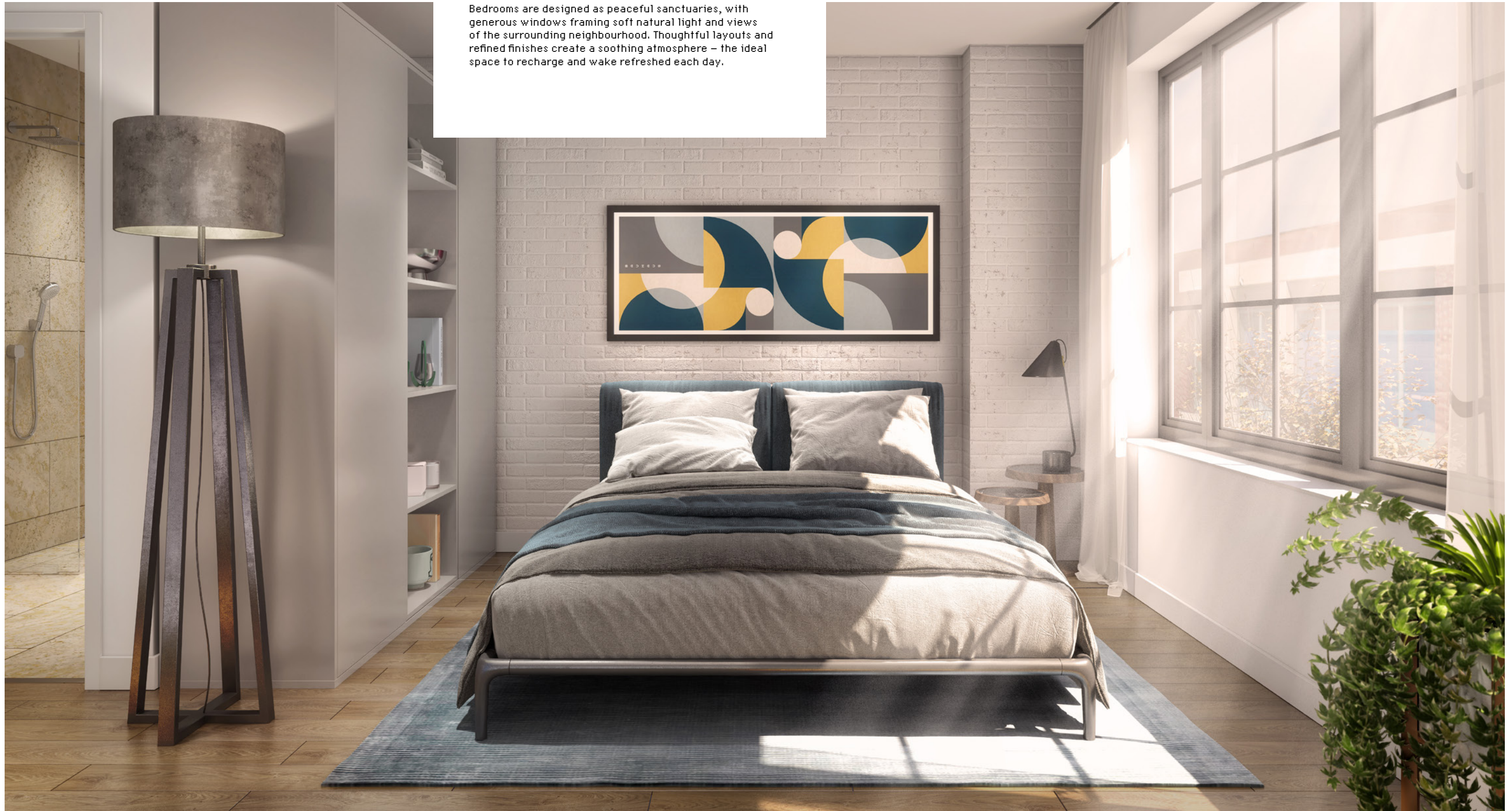
The dual aspect design not only floods the interiors with daylight but also enhances the sense of openness. Living, dining, and kitchen areas connect seamlessly, while a beautifully integrated garden room extends the living space – a perfect spot to unwind, entertain, or enjoy the outdoors all year round.



Designed to maximise natural light, the apartments feature windows on both sides of the building, creating bright, airy spaces that change with the day. Morning sunshine and evening glow transform each room into a place of warmth and energy.

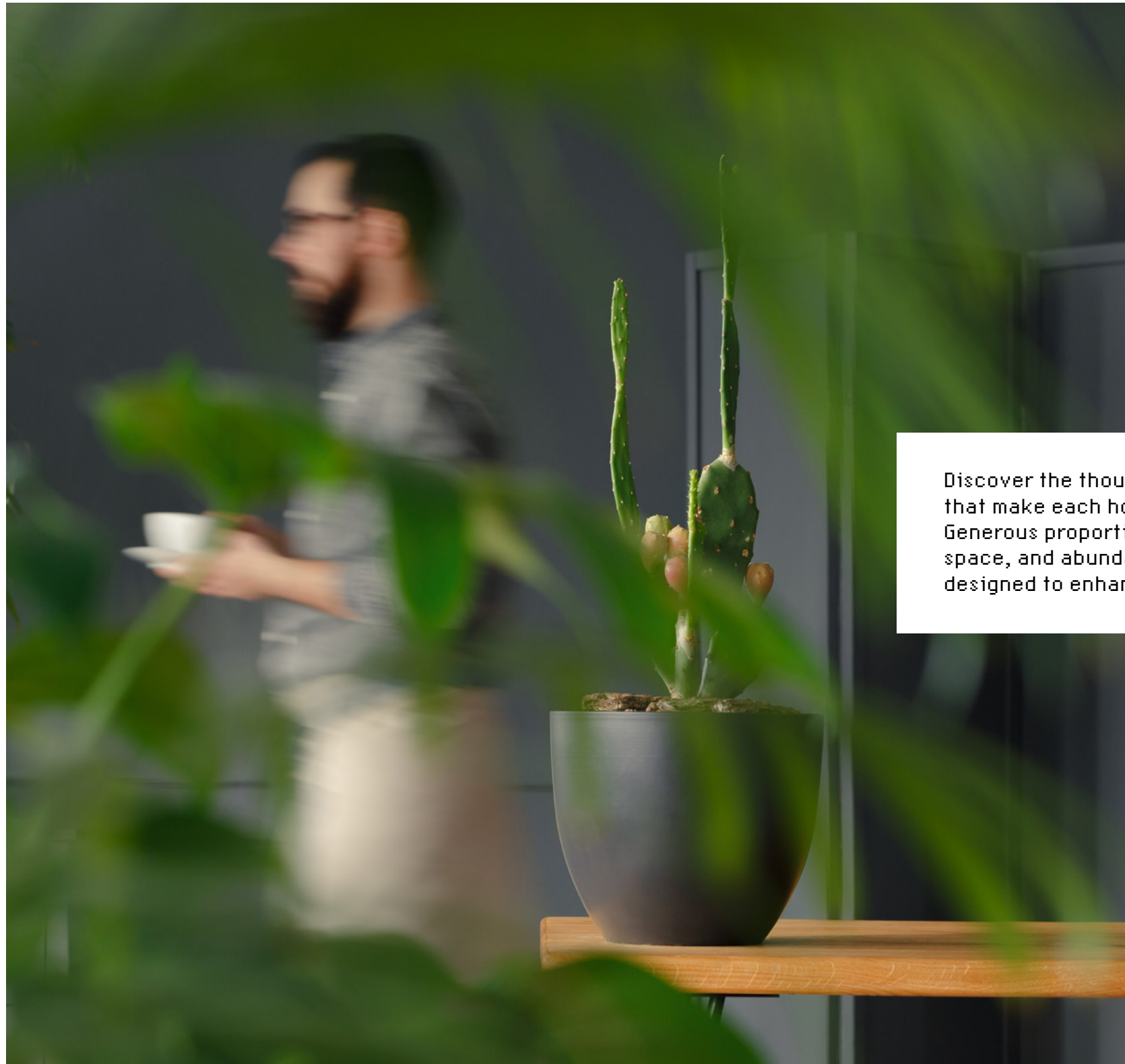


Bedrooms are designed as peaceful sanctuaries, with generous windows framing soft natural light and views of the surrounding neighbourhood. Thoughtful layouts and refined finishes create a soothing atmosphere – the ideal space to recharge and wake refreshed each day.



A beautifully landscaped roof terrace offers a striking new perspective on city life. With sweeping views across East London and a front-row seat to the iconic Olympic Stadium, it's a space designed for both quiet moments and social gatherings.





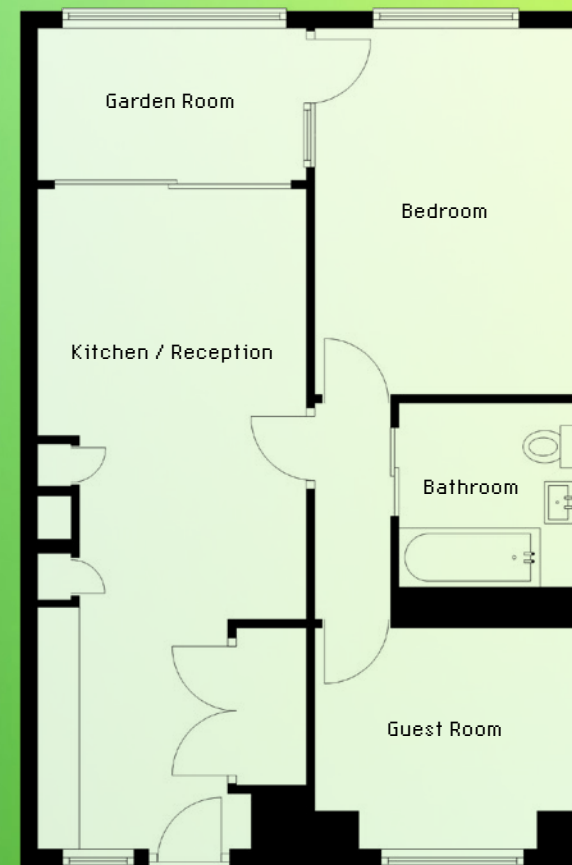
Discover the thoughtful layouts that make each home at Lumen unique. Generous proportions, clever use of space, and abundance of natural light designed to enhance everyday living.

APT 01

Kitchen / Reception	7.82m x 3.20m	25'8ft x 10'6ft
Garden Room	1.80m x 3.28m	5'11ft x 10'9ft
Bedroom	4.43m x 3.10m	14'6ft x 10'2ft
Guest Room	2.62m x 3.10m	8'7ft x 10'2ft
Bathroom	2.18m x 1.99m	7'2ft x 6'6ft
Total	62.1 sqm	668.6 sq ft

1 + 1

Bedroom



APT 02

Kitchen / Reception	7.73m x 3.81m	25'4ft x 12'6ft
Garden Room	1.84m x 3.80m	6'0ft x 12'6ft
Bedroom	5.00m x 2.68m	16'5ft x 8'10ft
Bedroom	3.91m x 3.08m	12'10ft x 10'1ft
Guest Room	2.29m x 4.20m	7'6ft x 13'9ft
Bathroom	2.20m x 2.00m	7'3ft x 6'7ft
Total	94.6 sqm	1018.8 sq ft

2 + 1

Bedroom



APT 03

Kitchen / Reception	7.24m x 3.40m	23'9ft x 11'2ft
Garden Room	1.90m x 3.56m	6'3ft x 11'8ft
Bedroom	6.28m x 3.47m	20'7ft x 11'5ft
Bedroom	4.36m x 2.92m	14'4ft x 9'7ft
Guest Room	2.75m x 2.78m	9'0ft x 9'1ft
Bathroom	2.3m x 1.35m	7'10ft x 4'5ft
Total	89.5 sqm	963.3 sq ft

2+1

Bedroom

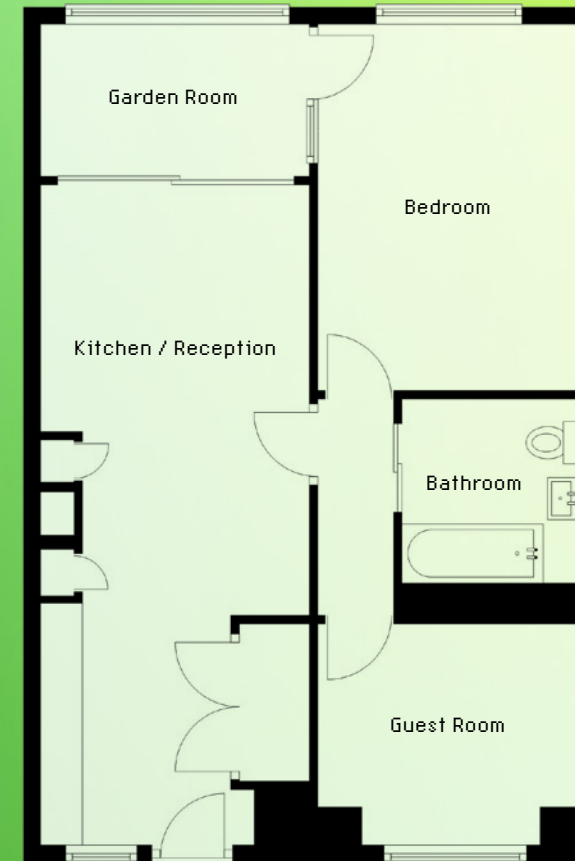


APT 04

Kitchen / Reception	7.82m x 3.20m	25'8ft x 10'6ft
Garden Room	1.80m x 3.28m	5'11ft x 10'9ft
Bedroom	4.43m x 3.10m	14'6ft x 10'2ft
Guest Room	2.62m x 3.10m	8'7ft x 10'2ft
Bathroom	2.18m x 1.99m	7'2ft x 6'6ft
Total	62.1 sqm	668.6 sq ft

1 + 1

Bedroom



APT 05

Kitchen / Reception	7.73m x 3.81m	25'4ft x 12'6ft
Garden Room	1.84m x 3.80m	6'0ft x 12'6ft
Bedroom	5.04m x 2.78m	16'6ft x 9'1ft
Bedroom	3.96m x 2.95m	13'0ft x 9'8ft
Guest Room	2.29m x 4.20m	7'6ft x 13'9ft
Bathroom	2.20m x 2.00m	7'3ft x 6'7ft
Total	94.9 sqm	1021.5 sq ft

2+1

Bedroom



APT 06

Kitchen / Reception	7.24m x 3.64m	23'9ft x 11'11ft
Garden Room	1.90m x 3.56m	6'3ft x 11'8ft
Bedroom	6.28m x 3.47m	20'7ft x 11'5ft
Bedroom	4.36m x 2.75m	14'4ft x 9'0ft
Guest Room	2.75m x 2.78m	9'0ft x 9'1ft
Bathroom	2.39m x 1.35m	7'10ft x 4'5ft
Total	89.0 sqm	957.8 sq ft

2+1

Bedroom

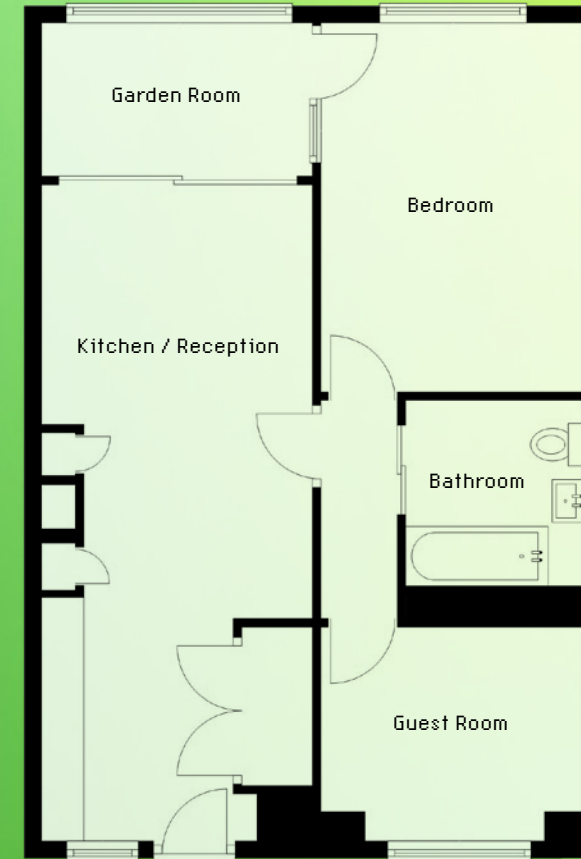


APT 07

Kitchen / Reception	7.84m x 3.20m	25'9ft x 10'6ft
Garden Room	1.77m x 3.28m	5'10ft x 10'9ft
Bedroom	4.42m x 3.06m	14'6ft x 10'0ft
Guest Room	2.52m x 3.08m	8'3ft x 10'1ft
Bathroom	2.18m x 1.99m	7'2ft x 6'6ft
Total	61.3 sqm	660.2 sq ft

1 + 1

Bedroom

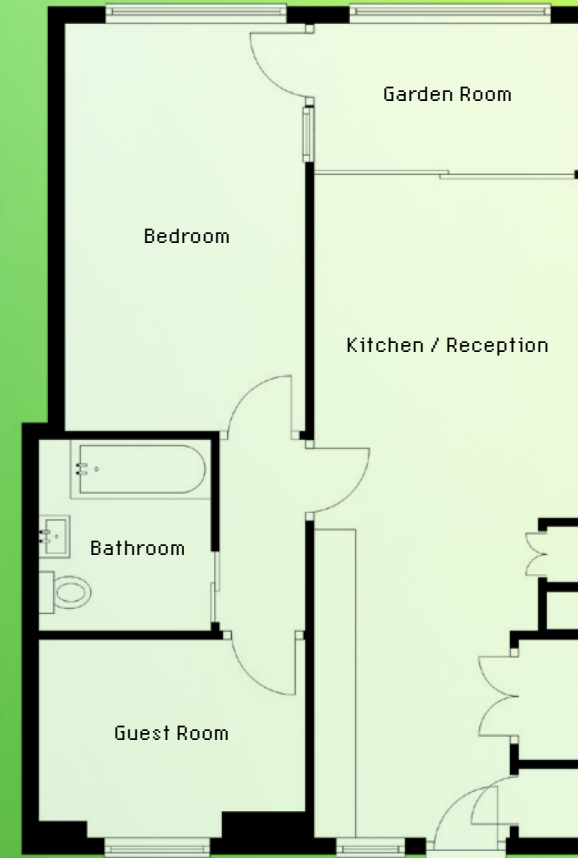


APT 08

Kitchen / Reception	7.84m x 3.19m	25'9ft x 10'5ft
Garden Room	1.75m x 3.15m	5'9ft x 10'4ft
Bedroom	4.86m x 2.88m	15'11ft x 9'5ft
Guest Room	2.93m x 3.83m	9'7ft x 12'7ft
Bathroom	2.28m x 2.06m	7'6ft x 6'9ft
Total	61.6 sqm	662.7 sq ft

1 + 1

Bedroom



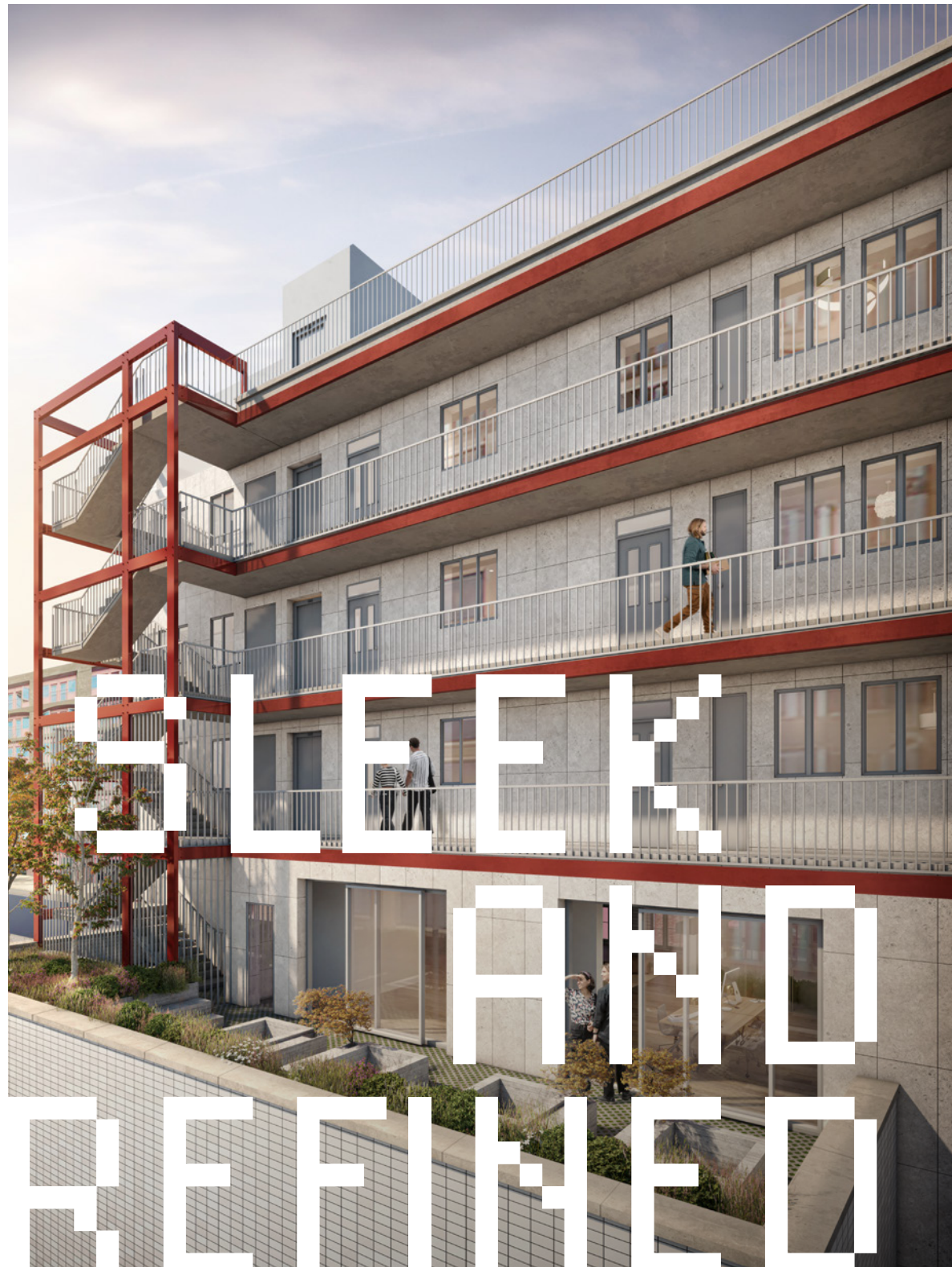
APT 09

Kitchen / Reception	7.90m x 5.54m	25'11ft x 18'2ft
Garden Room	1.60m x 6.16m	5'3ft x 20'3ft
Bedroom	3.60m x 3.93m	11'10ft x 12'11ft
Bedroom 2	4.84m x 3.54m	15'11ft x 11'7ft
Bedroom 3	2.93m x 3.83m	9'7ft x 12'7ft
Bathroom	1.98m x 2.18m	6'6ft x 7'2ft
Total	120.9 sqm	1301 sq ft



Bedroom





Every apartment is built with efficiency, comfort, and timeless quality in mind:

- Private solar panel system reduces energy bills
- Mitsubishi ASHP (Air Source Heat Pump) for eco-friendly heating
- Vent-Axia MVHR system for fresh, filtered indoor air year-round
- Enclosed garden room as additional amenity space, separated by premium sliding doors
- Sanitary ware by Grohe and Villeroy & Boch – elegant, durable, and trusted
- Wall-hung rimless toilets – hygienic and easy to clean
- Smart Systems aluminum windows – for long-lasting performance and insulation
- Fully fitted kitchens with integrated European brand appliances
- Ensuite bathrooms in all 2- and 3-bedroom units
- Dedicated guest rooms in 1- and 2-bedroom apartments for flexible use (home office or hobby room)
- Wet Underfloor heating with smart thermostates for a easiest and efficient temperature control of each room

Kitchen

- Howdens matt dove grey units
- Silestone worktops
- Induction hob with built in extraction fan
- Stainless steel undermounted sink with mixer tap in chrome
- Siemens built in oven
- Bosch integrated fridge-freezer, dishwasher and washer dryer
- Track lighting

Bathroom

- Stone effect tiles to floor and walls
- Wall-hung WC kit with sleek skirted shape
- Wall mounted wash basin with bespoke mirror façade cupboard
- Modern taps, fittings and wall lights in chrome
- Heated towel rail in chrome
- Contemporary white shower bath suite with glass shower screen (bathroom only)
- Walk in shower with glass screen (ensuite only)

Flooring

- Oak plank flooring to bedrooms and living room

Garden Room

- Porcelain non-slip tiles to floor
- Smart sliding door and window system

General

- Underfloor heating throughout
- Smart window systems throughout
- Recessed downlights

Building Features That Prioritize Safety, Access & Community

- Fire-safe external walls, constructed per the latest UK fire regulations
- Spacious residential lobby with secure bike storage
- Passenger lift connecting all levels for ease of access
- Full compliance with Secure by Design standards for enhanced safety
- A rooftop terrace with planters and seating – perfect for relaxing, entertaining, or enjoying the city skyline

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any cgs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

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