



Flat 302, 41 Beachy Road, London  
London

Guide Price £715,000



## Flat 302

41 Beachy Road, London

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

- A Luxury Blend of Just Nine 1,2 and 3 Bedroom Apartments
- 10 Year Build Warranty
- Generously Proportioned Layouts
- 60% Now Reserved
- Private Outside Space & Roof Terrace
- 5% Deposit Contribution Available





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.

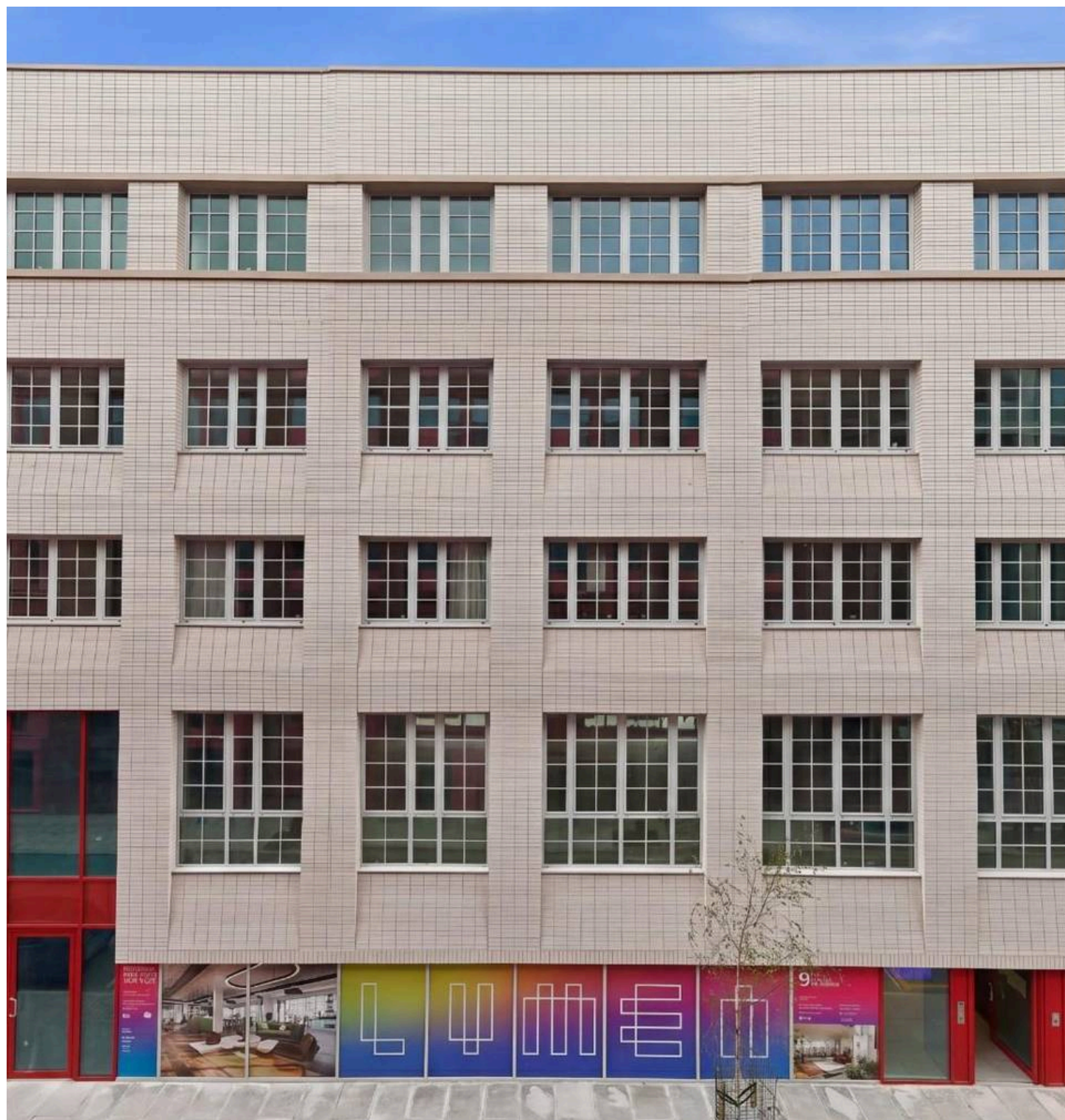
Once an offer is accepted, a £2500 reservation fee is required, subject to terms and conditions.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

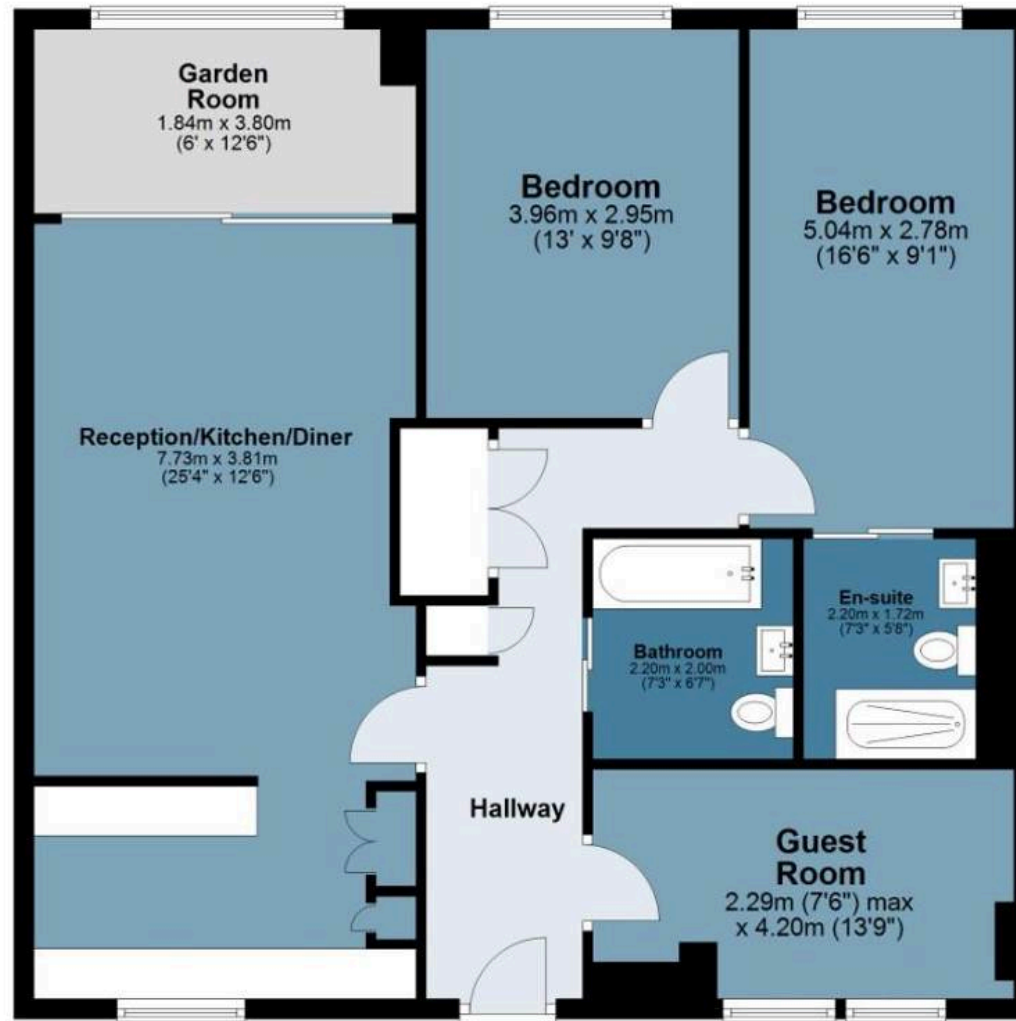






## Third Floor

Approx. 94.9 sq. metres (1021.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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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**Lumen, 5**

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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.

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