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## LIVE IN THE LUXURY OF BEAM

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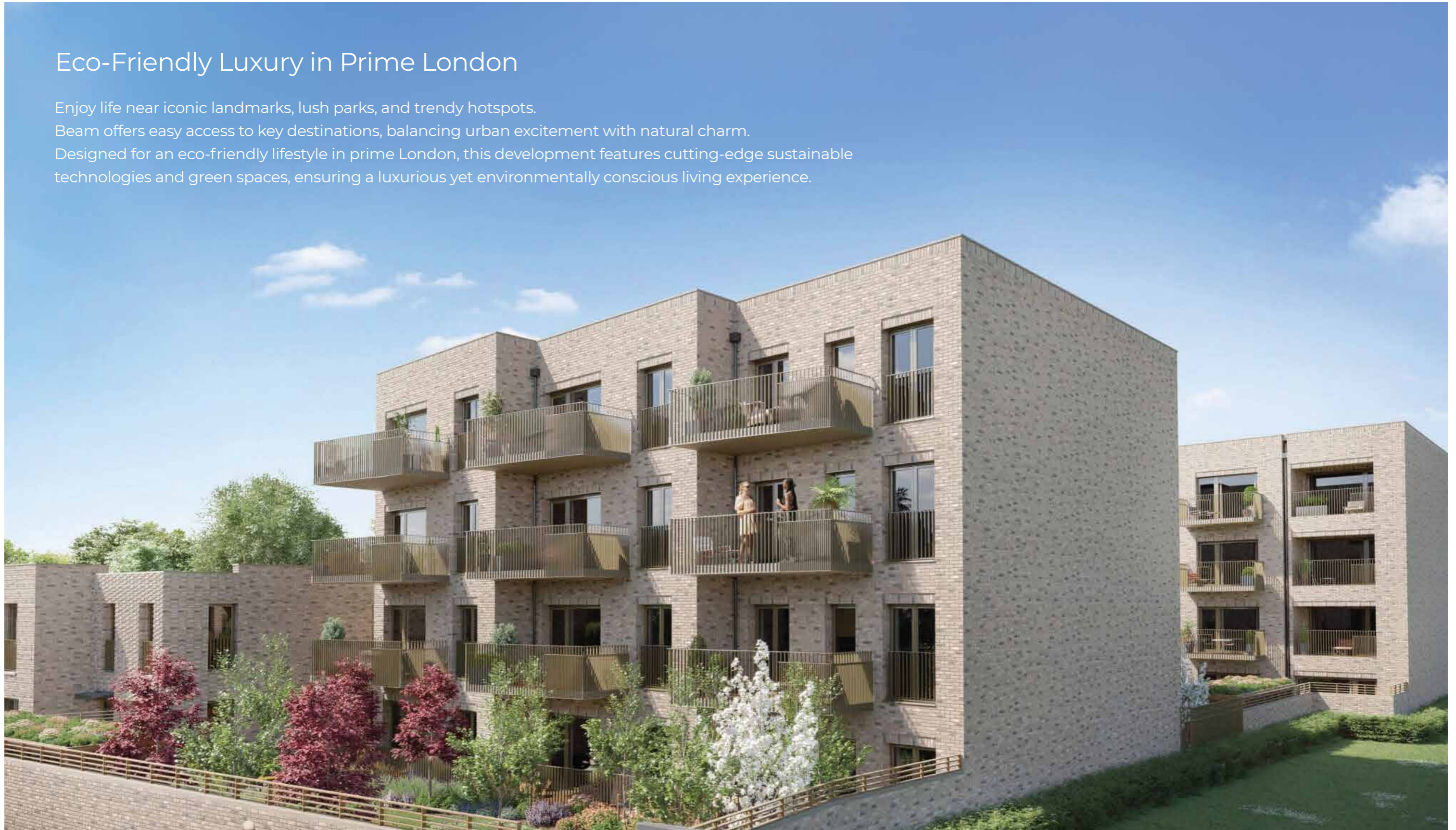
# WELCOME TO BEAM

## Eco-Friendly Luxury in Prime London

Enjoy life near iconic landmarks, lush parks, and trendy hotspots.

Beam offers easy access to key destinations, balancing urban excitement with natural charm.

Designed for an eco-friendly lifestyle in prime London, this development features cutting-edge sustainable technologies and green spaces, ensuring a luxurious yet environmentally conscious living experience.





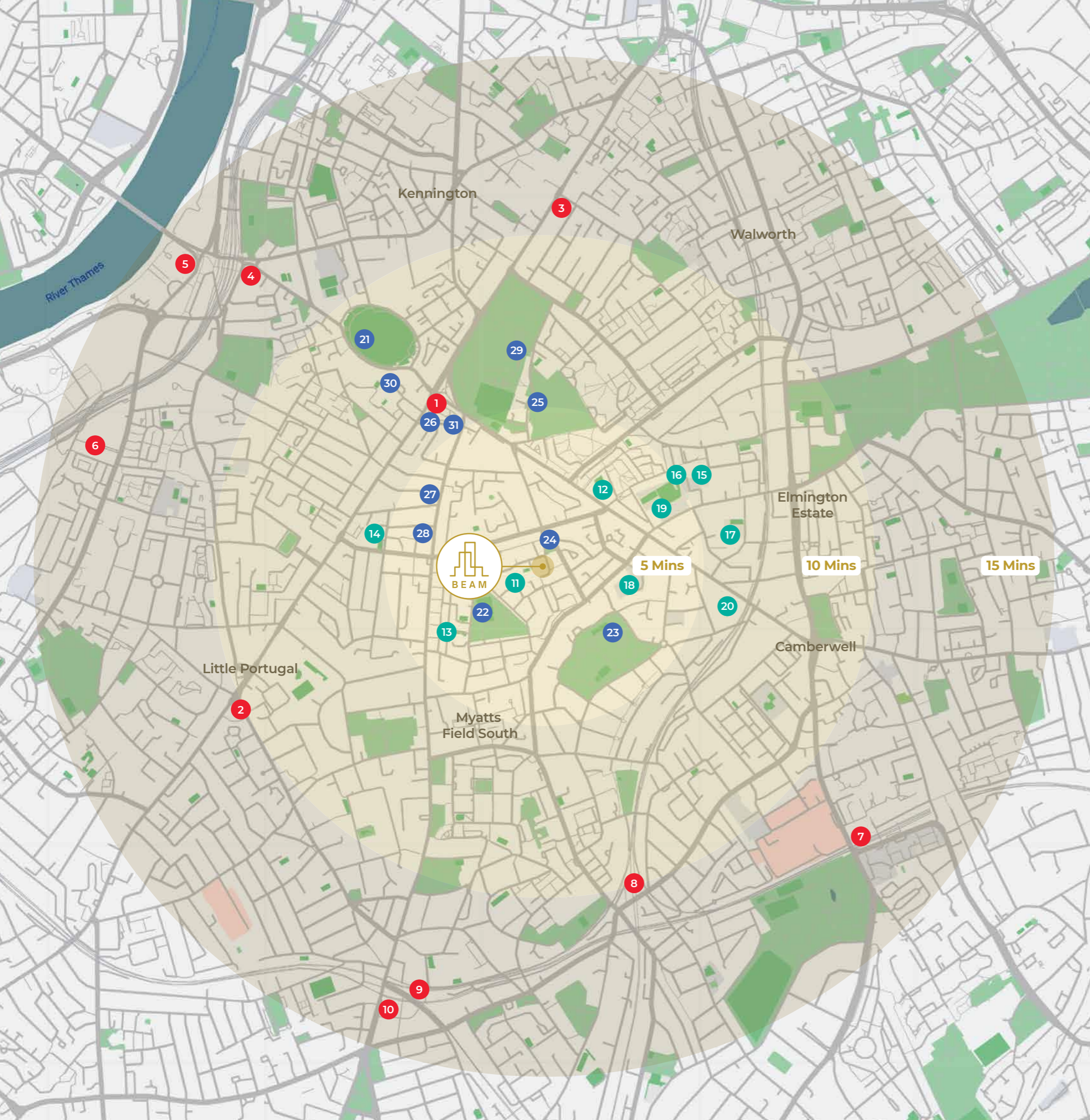
## Sustainable Eco-Design

Beam has been planned to promote a committed eco-friendly lifestyle. With energy-efficient features such as air source heat pumps, solar panels, and water-saving measures, you can rest assured of a sustainable lifestyle while reducing your environmental footprint.

Thanks to convenient bike storage at Beam, you can stay active and easily explore the city. Securely store your bicycle on-site so the essential details are taken care of, and eco-friendly transportation is a choice!







# Prime Locale The Heart of London

Discover the allure of Beam's prime location, strategically positioned at the heart of London's dynamic landscape. Enjoy the convenience of being near iconic landmarks, lush parks, and trendy hotspots. With easy access to key destinations, Beam offers residents a perfect balance between urban excitement and natural charm, providing an ideal setting for a vibrant metropolitan lifestyle.

## Seamless Connectivity for Urban Explorers

Living in Beam allows unmatched urban connectivity, where commuters await seamless transport options. With excellent proximity to public transportation hubs and major thoroughfares, commuting becomes a breeze. Whether travelling for work or leisure, Beam boasts quick access to key destinations, enhancing your urban lifestyle with effortless connectivity at your doorstep.

Transport	
1	Oval Underground (0.44 miles)
2	Stockwell Underground (0.73 miles)
3	Kennington Underground (0.82 miles)
4	Vauxhall National Rail (0.94 miles)
5	Vauxhall Underground (1.01 miles)
6	Nine Elms Underground (1.01 miles)
7	Denmark Hill Underground (0.95 miles)
8	Loughborough Junction (0.74 miles)
9	Brixton Underground (1.01 miles)
10	Brixton National Rail (0.98 miles)

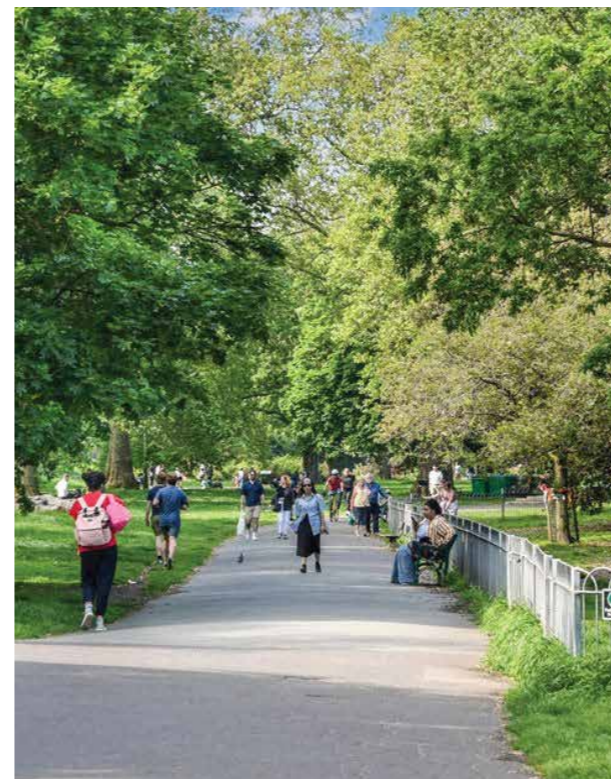
  

School	
11	Christ Church Primary
12	St John the Divine Church of England Primary School
13	Van Gogh Primary
14	Reay Primary School
15	St Joseph's Catholic Infants School
16	St Joseph's Catholic Junior School
17	Comber Grove School
18	Saint Gabriel's College
19	Ark All Saints Academy
20	Sacred Heart Catholic School

Amenities	
21	Kia Oval
22	Eythorne Park
23	Myatt's Fields
24	Dan Leno Gardens
25	Charlie Chaplin Adventure Playground
26	Kingfisher Play Area
27	The Oval Tandoori
28	Cafe Van Gogh
29	Kennington Park Café
30	The Ovalhouse Cafe
31	Mimi's Deli





## The Neighbourhood

Nestled just half a mile from the iconic Kia Oval Cricket Ground and the vibrant Kennington Park, you can explore the historic streets of Kennington, where heritage and modernity seamlessly blend. Discover hidden gems in the community, including local markets, artisanal shops, and cultural landmarks.

Residents will have access to lush communal gardens and secure bike storage and embrace the high-quality, sustainable ethos. Here, you can enjoy the convenience of living near several amenities and attractions, including trendy cafes, lush green spaces, and excellent transport links, providing a well-rounded living experience.





## Lifestyle Enrichment Community at Beam

Indulge in effortless luxury and convenience with the array of local amenities at Beam.



From trendy cafes and shopping destinations to recreational facilities and cultural hotspots, every aspect of urban living is at your doorstep. Immerse yourself in a vibrant community where every day brings new opportunities for leisure, entertainment, and personal enrichment. Residents enjoy serene outdoor spaces within the urban environment, creating a unique blend of city and nature.

Surrounded by green spaces, Beam offers several tranquil retreats where you can unwind, socialise, and enjoy moments of relaxation. The gardens are thoughtfully designed to create a harmonious connection with nature—a quiet escape from the bustle of city life, offering an ideal spot for leisure activities, community gatherings, and wellness.



## Embrace Effortless Style and Comfort



Featuring sleek lines, minimalist decor, and a soothing neutral palette, this space exudes sophistication and comfort with carefully curated furnishings and tasteful accents. A seamless blend of form and function, the living room offers an inviting atmosphere perfect for relaxation or entertaining. State-of-the-art amenities and innovative design elements ensure a luxurious living experience, making this room the heart of your home.





## Elegant Modular Kitchen

Transform your culinary experience with our sleek modular kitchen, designed for both functionality and style. Ample storage, modern appliances, and a smart layout ensure an efficient workspace. Enjoy cooking in a clutter-free environment that perfectly blends aesthetics with practicality, creating a hub for family gatherings and gourmet adventures.



## Airy Bedroom Retreat

Beam presents a contemporary urban retreat comprising 12 private sale units, including one and two-bedroom apartments. Each unit is thoughtfully designed with modern finishes and spacious layouts, providing residents with a sophisticated urban retreat. Step into a serene, airy bedroom that offers a perfect escape from the hustle and bustle of daily life. Large windows invite natural light, enhancing the spacious feel, while soft, neutral tones create a calming ambience. Experience restful nights and refreshing mornings in this tranquil haven designed for ultimate comfort.

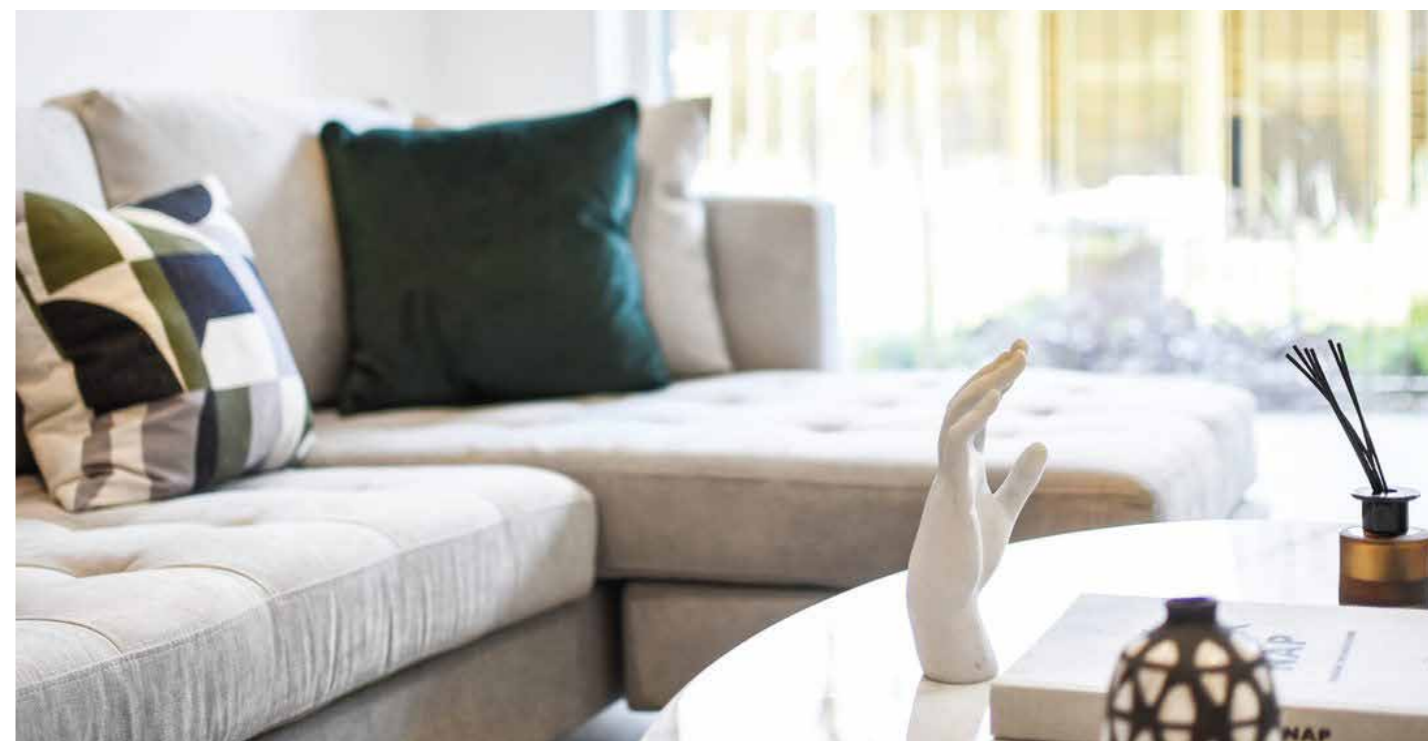




## Luxury Living Experience

Beam is a testament to luxurious design and meticulous craftsmanship. Enjoy stunning views of the London skyline from your private balcony, creating a serene escape from the bustling city below. Equipped with state-of-the-art appliances and high-end finishes residents enjoy unparalleled comfort and sophistication.

With a focus on modern elegance and convenience, Beam sets a new standard for urban living for a refined and enriching home environment

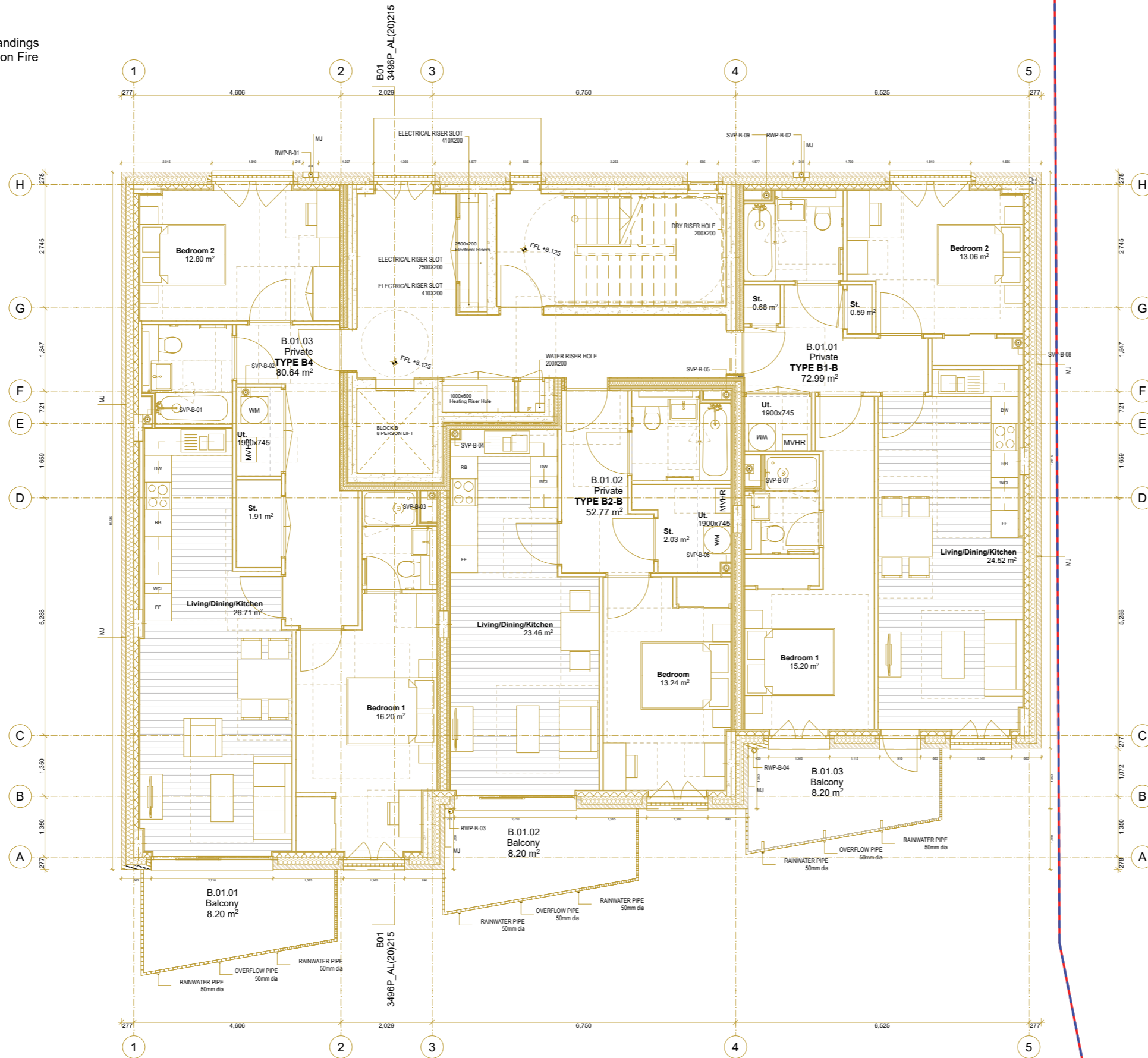




# Indicative Floor Plate

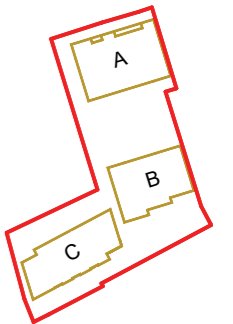
GENERAL NOTES:

Position of dry risers on half landings subject to approval from London Fire Brigade.



KEY

MJ	Movement Joint
RWP	Rain Water Pipe
SVP	Soil Vent Pipe
WCH	Wheelchair
ST	Storage



01	04/12/2021	Amendments	Flat Layout Amendments as per HFL comments
rev	date	description	



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Client  
**HOMES FOR LAMBETH**

Project  
**FORMER PATMOS LODGE SITE**

Drawing  
**Block B - First Floor Plan**

Status  
**TENDER**

Scale **1:100@A3**

CAD File 3496P-Patmos-MainModel  
Date 04/12/2021  
Drawn MF  
Checked TB

Project No. Drawing No. Revision  
**3496P\_AL(20)112 01**





## Write Your Next Chapter in Beam!

A lifestyle that transcends mere accommodation and becomes an invitation to experience London at its best. Beam is a rewarding investment with a perfect blend of location, design, amenities, and sustainability — a promising opportunity for long-term growth and lifestyle enhancement.

When you choose Beam, you invest in more than just a property; you invest in a lifestyle that combines exclusivity, comfort, and value for years to come.







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