



HOMES FOR  
LAMBETH



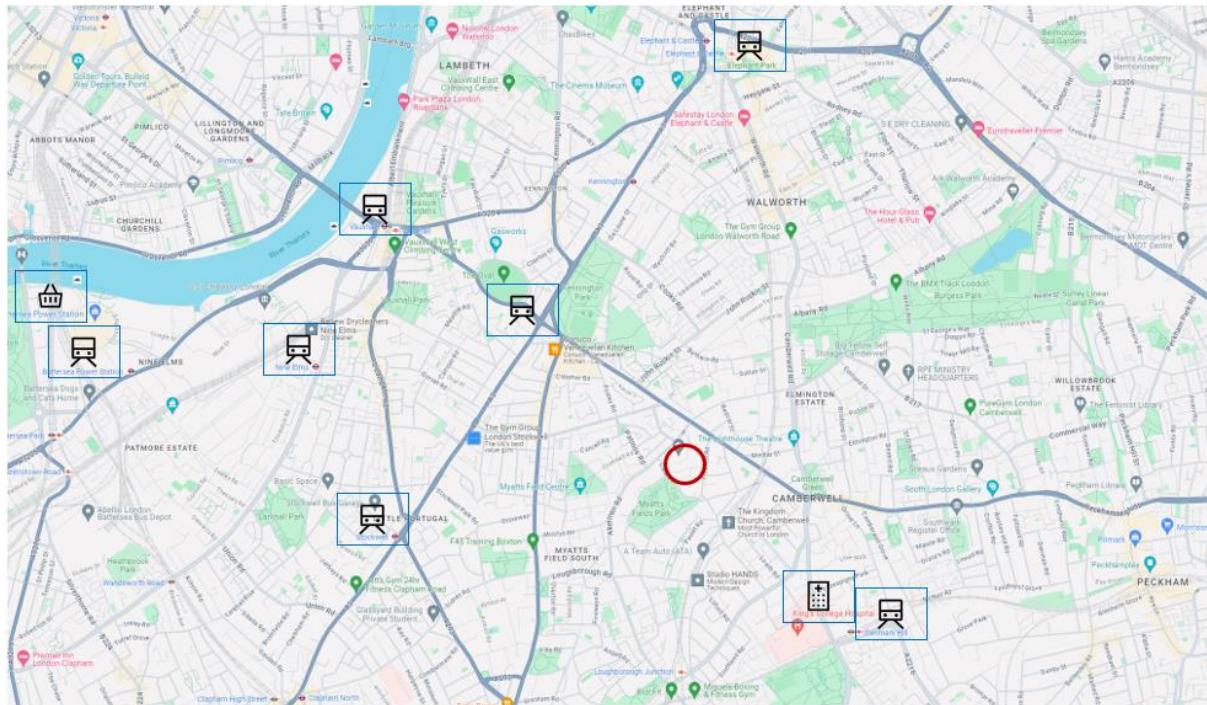
Beam is a small scheme of 12 apartments in a standalone private building set over ground and three upper floors. Each floor contains 2 two bedroom units and 1 one bedroom unit.



All the apartments are uniform in shape offering good ceiling heights, large picture windows and private external space.



Beam is located in the Myatt's Field area of Oval on the edge of the Oval Quarter, a major redevelopment by Higgins Homes comprising over 800 homes. Winner of Housing Design Awards 2012 the new central park and community centre created has become an established location.



Myatt's Fields is in the epicentre of London cool with Brixton, Vauxhall and Camberwell all within a mile of the development offering a wealth of artisan shops, cafes, restaurants and pubs.



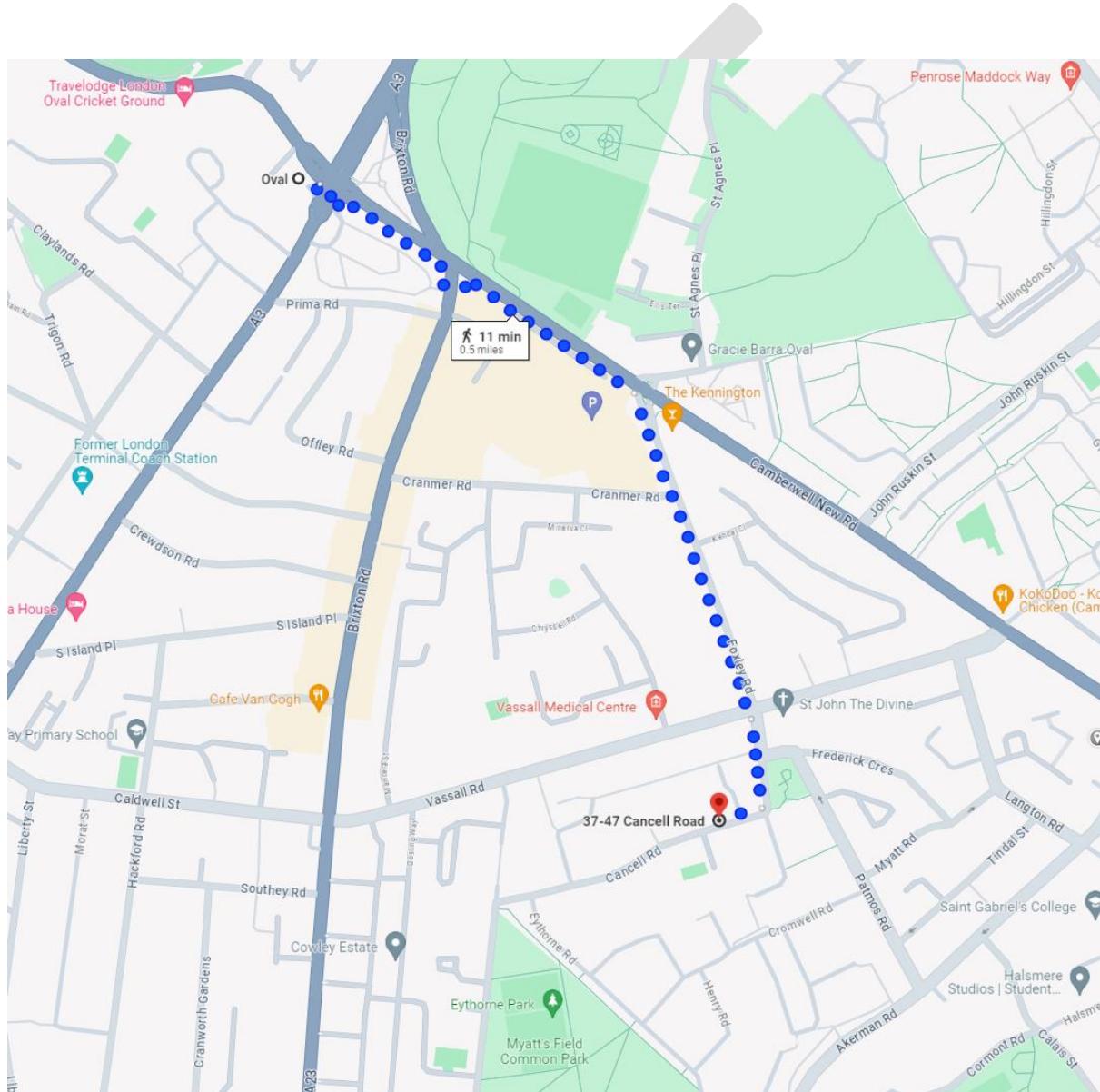
DK



## Oval Tube 11 minutes' walk

Oval tube station (Zone 2) is an 11 minute walk from the development, as is the world famous cricket ground. There is also good access to the main transport hubs of Victoria (10 minutes) and Bank (12 minutes).

Further afield but still within 2 miles lies Battersea Power station and Elephant and Castle.





## 6 minutes' walk

Myatts Fields Park is a 6 minute walk to the south offering a hidden London gem of a Victorian park with formal gardens, football pitch, café, wild gardens, tennis court and children's play area.



## **information:**

**Development Address:** Patmos Lodge, Cancell Road, London, SW9 6HP

**Pricing: SUBJECT TO CHANGE**

<b><u>Plot</u></b>	<b><u>Floor</u></b>	<b><u>Bathrooms</u></b>	<b><u>Type</u></b>	<b><u>Size (Sqft)</u></b>	<b><u>Aspect</u></b>	<b><u>Asking Price</u></b>	<b><u>£PSF</u></b>
15	0	2	2B4P	797	Courtyard/ Garden	<b>£625,000</b>	£784
16	0	1	1B2P	570	Courtyard/ Garden	<b>£446,000</b>	£782
17	0	1	2B4P	807	Courtyard/ Garden	<b>£625,000</b>	£774
18	1	2	2B4P	797	Courtyard/ Garden	<b>£633,000</b>	£794
19	1	1	1B2P	570	Courtyard/ Garden	<b>£450,000</b>	£789
20	1	2	2B4P	807	Courtyard/ Garden	<b>£638,000</b>	£791
21	2	2	2B4P	797	Courtyard/ Garden	<b>£639,000</b>	£802
22	2	1	1B2P	570	Courtyard/ Garden	<b>£450,000</b>	£789
23	2	2	2B4P	807	Courtyard/ Garden	<b>£645,000</b>	£799
24	3	2	2B4P	797	Courtyard/ Garden	<b>£650,000</b>	£816
25	3	1	1B2P	570	Courtyard/ Garden	<b>£450,000</b>	£789
26	3	2	2B4P	807	Courtyard/ Garden	<b>£650,000</b>	£805



## Transport

Oval Station – Zone 2 (Northern Line): 11 minute walk from development.  
10 minutes from Victoria via Stockwell Station.  
20 minutes from Kings College Hospital.  
25 minute bus to Waterloo.  
16 minute walk from Oval Cricket Ground.



## Developer

Homes For Lambeth (Lambeth Council)



## Completion Date

18<sup>th</sup> July 2024



**Lease Length:** 250 Years from completion date

**Estimated Service Charge:** £4.52 psf (subject to review)

**Ground Rents:** Peppercorn (Zero)

**Warranty:** LABC



## Parking

Car free



**Cycle parking is available**

Secured parking in the central square



**Block B: 12 private units**

4 x 1 bed  
8 x 2 beds



**Floors -Ground + 3**

4 storeys



**Gated scheme**



**JMW Solicitors LLP**

**Vendor's solicitors:**

JMW Solicitors LLP  
Kings House, 36-37 King Street, London, EC2V 8BB  
0345 872 6666



**Purchasers Recommend Solicitors:**

Gawor and Co

New Crane Wharf, New Crane Place, E1W 3TS

020 7481 8888

[www.gawor.com](http://www.gawor.com)

Addleshaw Goddard

One St. Peter's Square, Manchester, M2 3DE

0161 934 6328

[www.addleshawgoddard.com](http://www.addleshawgoddard.com)

Streathers Solicitors

44 Baker Street, London, W1U 7AL

020 7034 4222

[www.streathers.co.uk](http://www.streathers.co.uk)

Tiong and Partners

Vicarage House, 58-60 Kensington Church Street, London, W8 4DB

020 7368 333

[www.tiongandpartners.com](http://www.tiongandpartners.com)



**Lifetime Capital**

**Recommended Financial Advisors:**

Lifetime Capital

Unex Tower, 5 Station Street, Stratford, E15 1DA

[lee.isham@lifetimecapital.co.uk](mailto:lee.isham@lifetimecapital.co.uk)

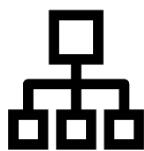
07769 896922



## Terms of payment

£2,000 Reservation fee

10% of purchase price due on exchange of contracts (within 28 days). Remaining 90% due on completion



### JLL Team

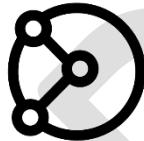
David Jubb

Oliver Taylor

Richard Pine-Coffin

Joint Agent Scheme with Orlando Reid – Clapham

**JLL fee on intro 1.5% - 2% international – No third party fee available**



### Joint Agent

Armond Ghahramani

Orlando Reid

020 7627 3197