Luma House, N1C | £1,390,000

HARRIS
LE BEAU









22 Gilbert Street, Mayfair, London, W1K 5HD | enquiries@harrislebeau.com | 020 7173 8309 | www.harrislebeau.com









Luma House, N1C £1,390,000

A spacious two bedroom apartment with balcony within the highly sought after and award winning Luma House. Every element in this boutique development is designed to a high specification, with generous ceilings to maximise natural light and full height windows, and this property does not disappoint with views overlooking Lewis Cubitt Park and Coal Drops Yard. Allocated secure private parking is also included in the sale.
Residents of Luma also benefit from concierge services and residents' lounge.

- Two Bedrooms
- Balcony
- Parking
- Concierge
- Residents' Lounge
- 743 Sq Ft Approximately
- EPC Rating: B



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

TYPE 26

2 BEDROOM

APARTMENT No.

B3-3, B5-2, B6-3, B8-2, B9-3

FLOORS 3, 5, 6, 8, 9

NSA		MASTER BEDROOM	
69 SQM	743 SQFT	3.1M × 2.9M	10'4" × 9'7"
BALCONY		**SECOND BEDROOM**	
12.8M × 1.6M	42'2" × 5'5"	3.1M × 2.9M	10'3" × 9'9"
LIVING/KITCHEN AREA			
5.1M × 5.0M	17'0" × 16'6"		



MEASUREMENT POINTS FF FRIDGE FREEZER WD WASHER DRYER S STORE — BALCONY SCREEN

Plans are not to scale. All measurements are approximate, variations occur between apartments, please refer to the sales team for details.