

Beachy Road, London
London

Fixed Price £650,000



Flat 203

41 Beachy Road, London

Lumen is a newly completed collection of warehouse-style apartments in the heart of Fish Island, bringing contemporary design to one of East London's most creative canal-side neighbourhoods.

- Generously Proportioned Layouts
- 60% Now Reserved
- A Luxury Blend of Just Nine 1,2 and 3 Bedroom Apartments
- Private Outside Space & Roof Terrace
- 10 Year Build Warranty
- Prime Fish Island Location



Following strong demand, over 60% of homes have now sold, while a 5% deposit contribution is available on selected apartments.

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.

Additional Information

Service Charge: estimated £3.96 per sq. ft per annum

Ground Rent: £0

Tenure: 999-year lease with share of freehold

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

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: A

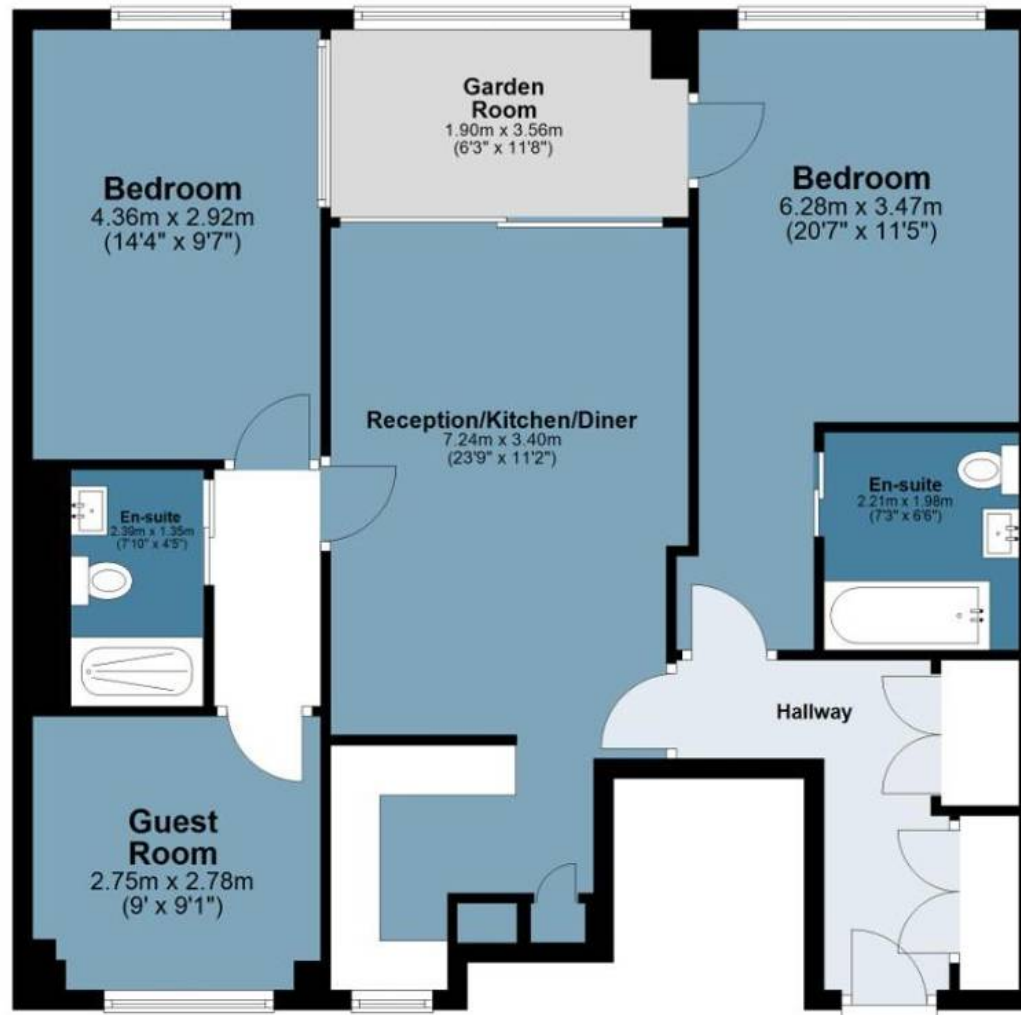






Second Floor

Approx. 89.5 sq. metres (963.3 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 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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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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