Luma House, N1C | OIEO £2,000,000

HARRIS
LE BEAU

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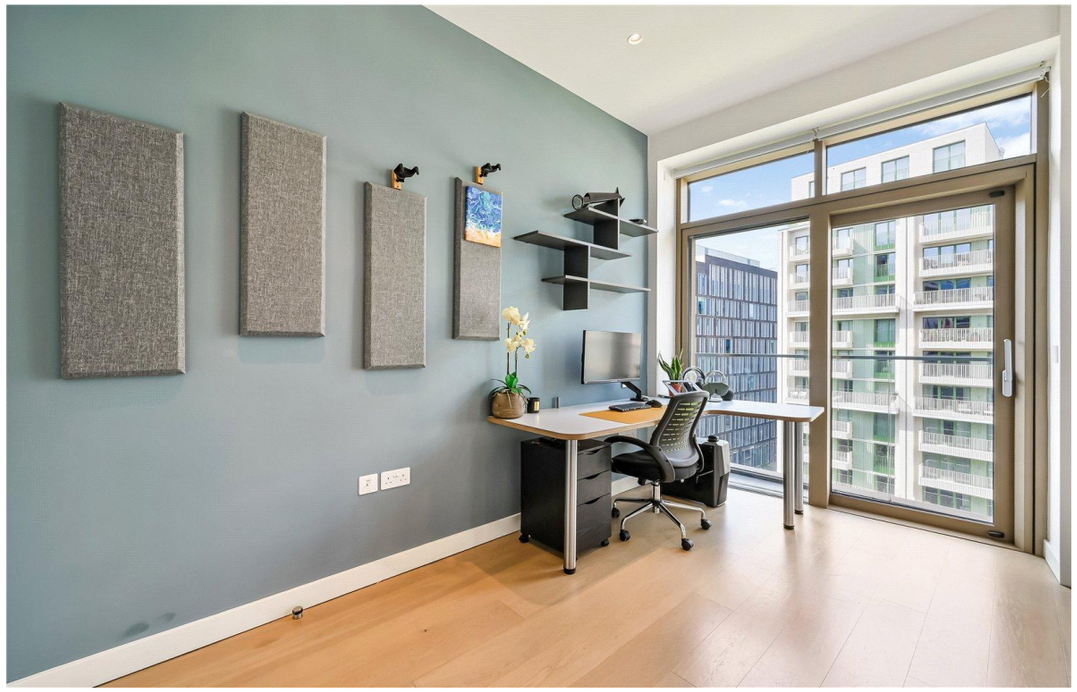

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Luma House, N1C OIEO £2,000,000

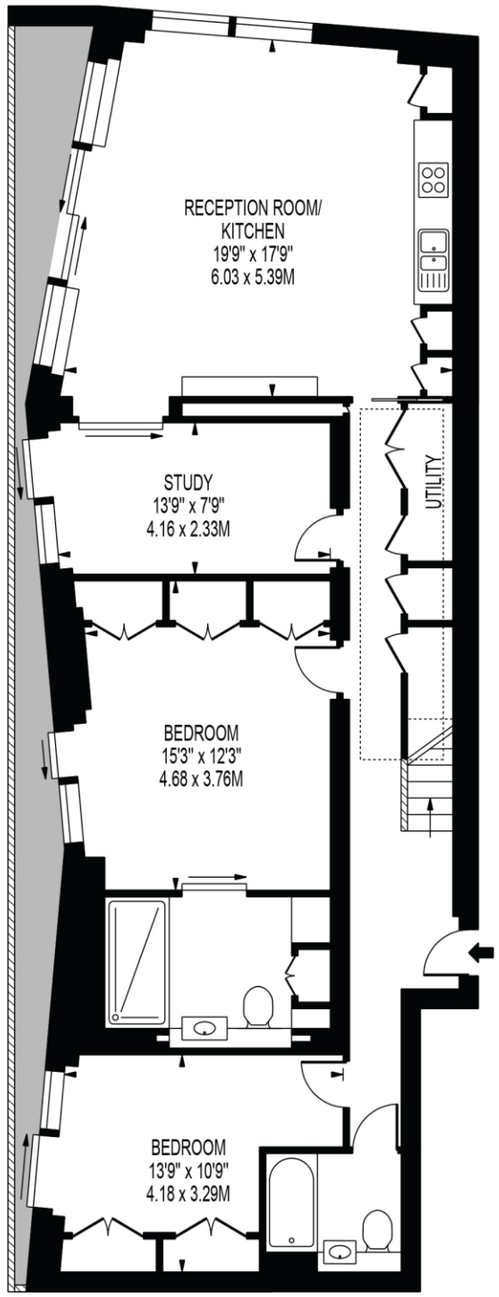
A spacious three bedroom penthouse apartment with roof terrace and balcony in the highly sought after and award winning Luma House. Every element in this boutique development is designed to a high specification, with generous ceilings to maximise natural light and full height windows. In addition to the charming balcony leading off the spacious kitchen and reception there is a roof terrace in excess of 600 square feet with views over Lewis Cubitt Park and Coal Drops Yard. The property is offered with a generous storage unit and parking is available by separate negotiation. Residents of Luma also benefit from concierge services and residents' lounge.

- Penthouse
- Three Bedrooms
- Roof Terrace
- Balcony
- Parking
- Concierge
- Residents' Lounge

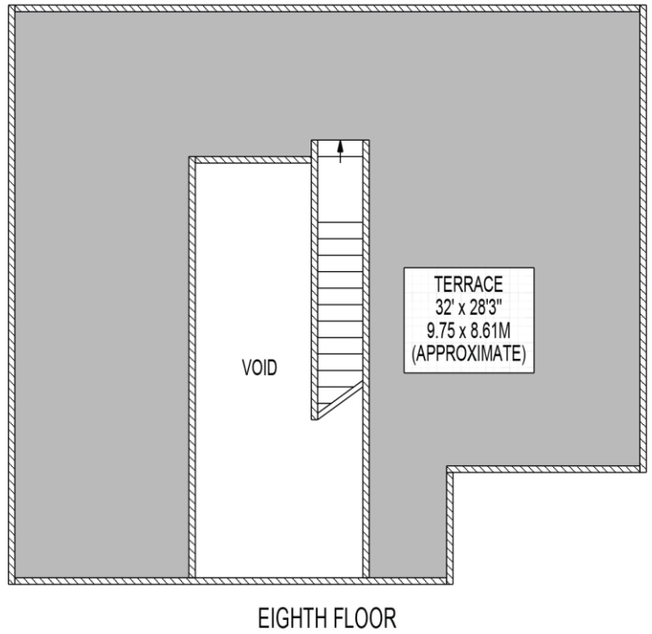
Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify 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

LUMA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1125 SQ FT - 104.56 SQ M**



SEVENTH FLOOR



EIGHTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.