



Beachy Road, London, E3

BUTLER & STAG



**Open Day - 17th January  
2026 - Via Appointment  
Only**

**Lumen, an exclusive new  
development of just nine  
boutique apartments in the  
heart of vibrant Fish Island**



**Leasehold - Share of  
Price Guide £490,000**

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.

Images shown are of the show home and are for illustrative purposes only. The actual property may differ in layout, specification, and finishes.



### Third Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



Total area: approx. 62.1 sq. metres (668.6 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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Plan produced using PlanUp.

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Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
please don't hesitate to contact us on  
the details below

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.