

Beam

SW9

ORLANDO REID



Indulge in the vibrant heart of London, steps from iconic landmarks, verdant parks, and the city's most sought-after destinations. Beam connects you to the energy of the capital, while also providing a tranquil escape amidst natural beauty. This premium development redefines city living, incorporating cutting-edge eco-technologies and lush green spaces for an environmentally conscious yet undeniably opulent lifestyle.



Embrace sustainable living, where eco-friendly features are seamlessly integrated into your lifestyle. Energy-efficient air source heat pumps, solar panels, and water-saving technologies minimise your environmental impact while maximising your comfort.

A HARMONIOUS LIFESTYLE



Nestled just half a mile from the iconic Kia Oval Cricket Ground and the vibrant Kennington Park, Beam is urban living at its finest. Step outside your door and discover an array of trendy cafes, shops, recreational facilities, and cultural hotspots. Immerse yourself in a thriving community where every day offers new opportunities for leisure and entertainment. Beam also benefits from tranquil green spaces, creating a unique oasis of calm within the city.

CONNECTIVITY

Explore London with ease - unrivaled connectivity puts you at the heart of the city, with major transport hubs just moments away. Commuting for work or leisure becomes effortless, connecting you quickly to key destinations and enhancing your lifestyle.



Oval



Waterloo
6 mins



Leicester Square
11 mins



Stockwell



Victoria
5 mins



Oxford Circus
9 mins



Stockwell
0.73 miles



Oval
0.44 miles



Kennington
0.82 miles



Beam is ideally positioned for those seeking educational excellence. From highly regarded primary and secondary schools within walking distance, to seamless connections for leading universities, Beam offers opportunities for learning at every stage.

EXCEPTIONAL EDUCATION

PRIMARY

Christ Church Primary
1 min

School Van Gogh Primary
5 mins

St John the Divine C of E Primary
8 mins

Reay Primary School
8 mins

SECONDARY

Saint Gabriel's College
9 mins

Ark All Saints Academy
10 mins

Sacred Heart Catholic School
10 mins

Comber Grove School
16 mins

UNIVERSITIES

University of The Arts
16 mins

Kings College London
26 mins

London School of Economics
28 mins

Imperial College London
36 mins



Imagine a life where urban convenience meets natural tranquility, where vibrant city living is balanced by moments of peaceful retreat. Welcome to Beam, a place where your ideal lifestyle becomes a reality.



PLAY



Discover a world of peace within Beam's
private garden oasis, a quiet
retreat from city life.

HOST

Sleek design meets exceptional functionality, with ample storage, modern appliances, and a smart layout that makes cooking a joy. It's a space where aesthetics and practicality blend seamlessly, creating the perfect hub for family gatherings and culinary adventures.



RECHARGE



Serene and airy bedrooms offer a welcome escape from the everyday. Large windows bathe the space in natural light, while soft, neutral tones create a calming atmosphere.





UNWIND

Beam's bathrooms transform everyday routines into spa-like experiences. Sleek, modern design meets luxurious functionality, creating a tranquil space to unwind and rejuvenate.

FLOOR

PLANS



PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ.FT (74.4 SQ.M)



GROUND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

PLOT 15



2



2



1

Experience seamless indoor-outdoor living in this beautiful two-bedroom, one-bathroom ground-floor apartment.

Spanning over 801 square feet, the home features a large private terrace overlooking the communal garden and a bright, open-plan living area.

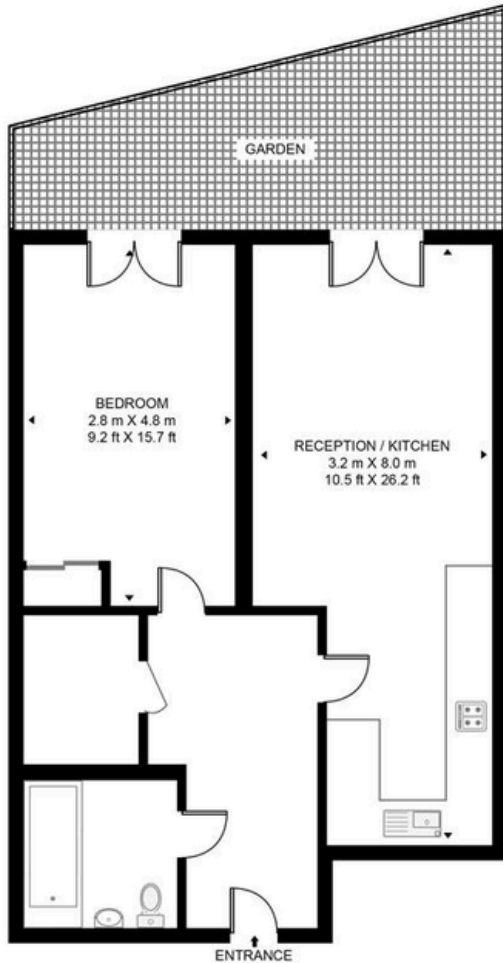
£625,000

Service Charge: £4.72 p/sqm

UNDER OFFER

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 577 SQ.FT (53.6 SQ.M)



GROUND FLOOR

PLOT 16



1



1



1

Step out onto your private terrace and enjoy the communal garden in this beautiful one-bedroom, one-bathroom ground-floor apartment. The 577 square foot home also features a bright, open-plan living area, perfect for relaxing and entertaining.

£446,000

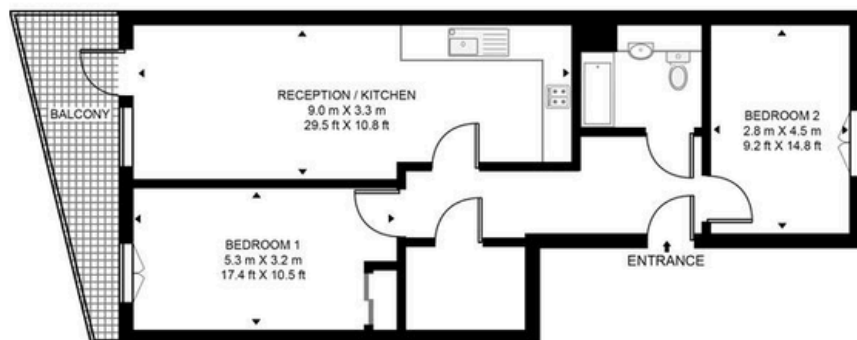
Service Charge: £5.39 p/sqm



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SHOW FLAT PATMOS LODGE, OVAL

APPROXIMATE GROSS INTERNAL FLOOR AREA 885 SQ.FT (82.2 SQ.M)



GROUND FLOOR



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PLOT 17



2



1



1

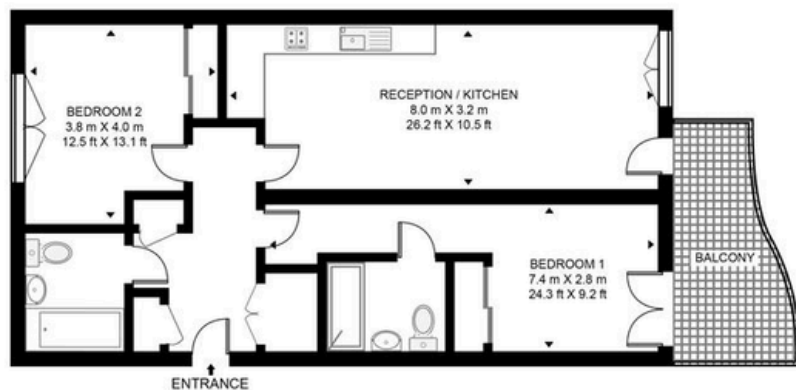
This spacious two-bedroom, one-bathroom ground-floor apartment offers a private terrace perfect for enjoying the communal garden. Inside, the 885 square foot home features a bright, open-plan living area, ideal for relaxing and entertaining.

£630,000

Service Charge: £4.56 p/sqm

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ.FT (74.4 SQ.M)



FIRST FLOOR

PLOT 18



2



2



1

Enjoy the added convenience of two bathrooms in this spacious two-bedroom first-floor apartment. A private terrace overlooks the communal garden, and inside, the 801 square foot home features a bright, open-plan living area perfect for relaxing and entertaining.

£633,000

Service Charge: £4.72 p/sqm

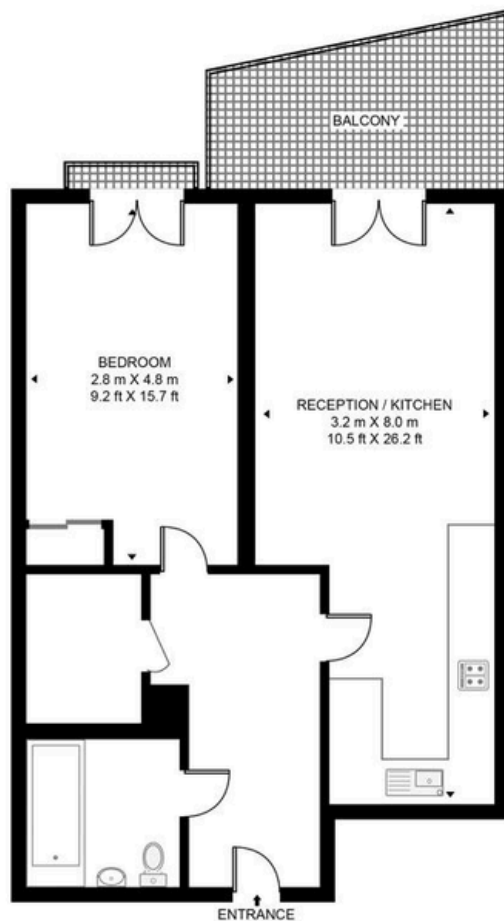


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UNDER OFFER

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 577 SQ.FT (53.6 SQ.M)



FIRST FLOOR

PLOT 19



1



1



1

Enjoy the added convenience of two bathrooms in this spacious two-bedroom first-floor apartment. A private terrace overlooks the communal garden, and inside, the 801 square foot home features a bright, open-plan living area perfect for relaxing and entertaining.

£450,000

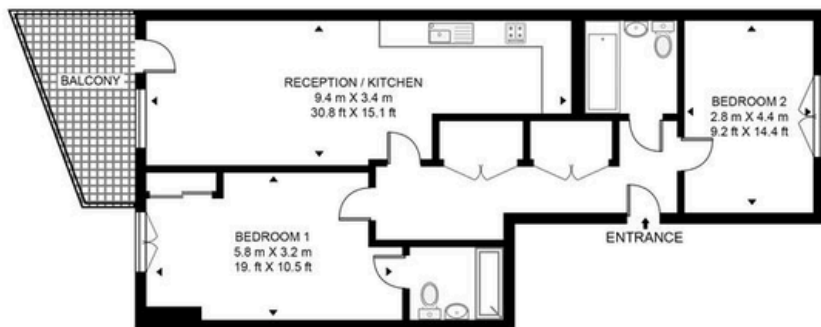
Service Charge: £5.39 p/sqm



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PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 880 SQ.FT (81.8 SQ.M)



FIRST FLOOR



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PLOT 20



2



2



1

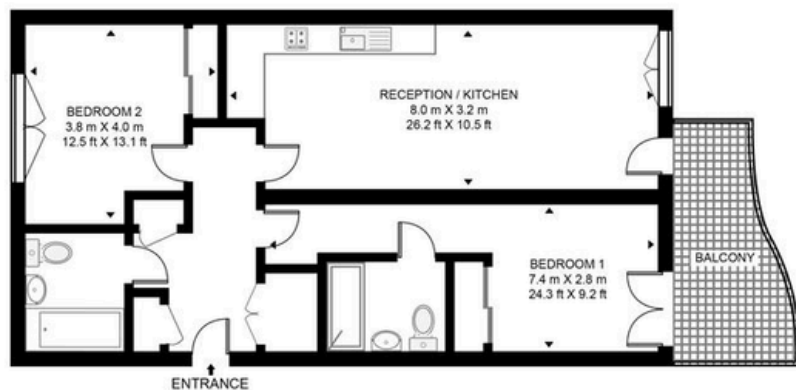
Located on the first floor, this spacious two-bedroom, two-bathroom apartment offers a private terrace with views of the communal garden. Inside, the 880 square foot home boasts a bright, open-plan living area, ideal for relaxing and entertaining.

£638,000

Service Charge: £4.57 p/sqm

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ.FT (74.4 SQ.M)



SECOND FLOOR



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PLOT 21



2



2



1

Situated on the second floor, this spacious two-bedroom, two-bathroom apartment provides a private terrace with pleasant views of the communal garden. The 801 square foot home also features a bright, open-plan living area, perfect for both relaxing and entertaining.

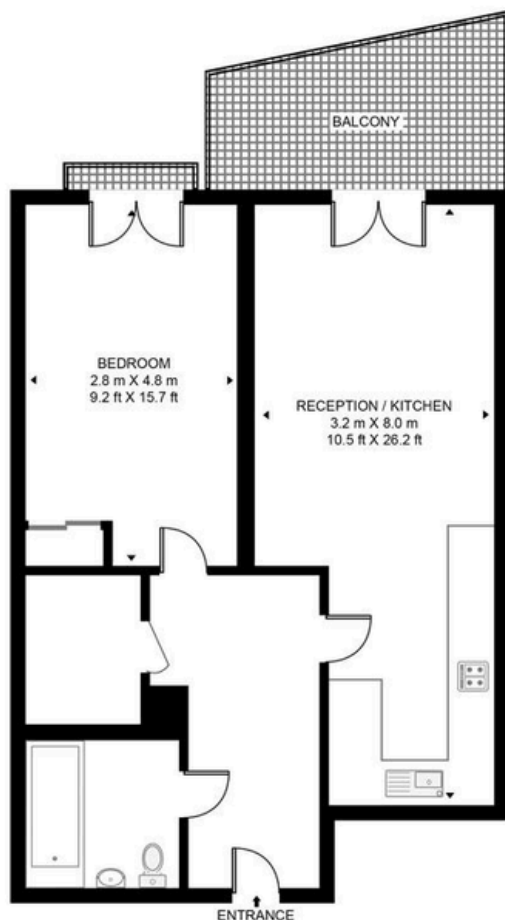
£639,000

Service Charge: £4.72 p/sqm

UNDER OFFER

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 577 SQ.FT (53.6 SQ.M)



SECOND FLOOR

PLOT 22



1



1



1

Enjoy pleasant views of the communal garden from the private terrace of this one-bedroom apartment, located on the second floor. The 577 square foot home also features a bright, open-plan living area.

£450,000

Service Charge: £5.39 p/sqm

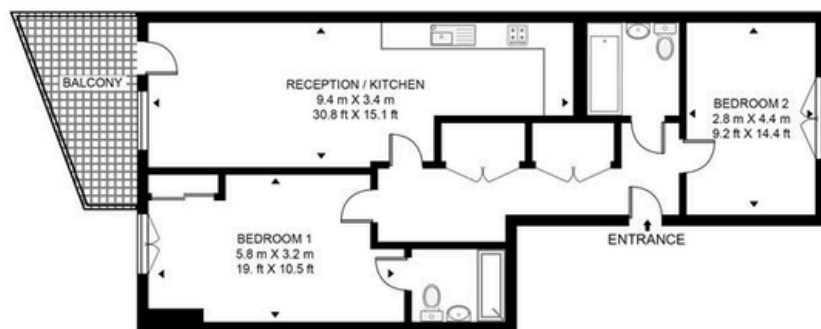


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PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 880 SQ.FT (81.8 SQ.M)



SECOND FLOOR



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PLOT 23



2



2



1

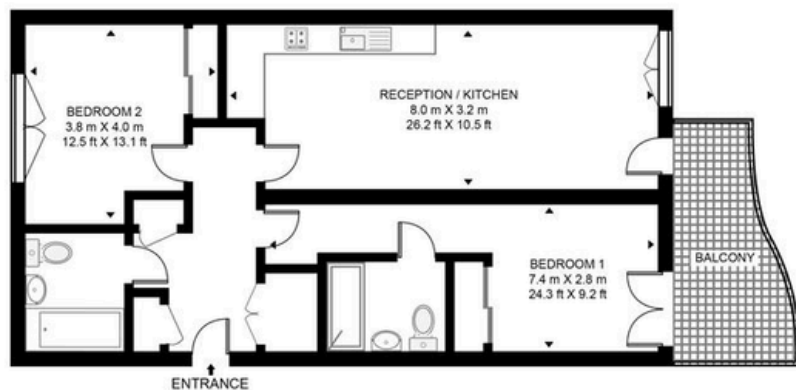
Located on the second floor, this well-appointed two-bedroom, two-bathroom apartment offers a private terrace, perfect for enjoying the tranquil views of the communal garden. Inside, the 880 square foot home boasts a bright and open-plan living space.

£645,000

Service Charge: £4.57 p/sqm

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ.FT (74.4 SQ.M)



THIRD FLOOR



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PLOT 24



2



2



1

Enjoy the ultimate in privacy and tranquil views of the communal garden from the private balcony of this top-floor, two-bedroom, two-bathroom apartment. Inside, a bright and open-plan living space awaits.

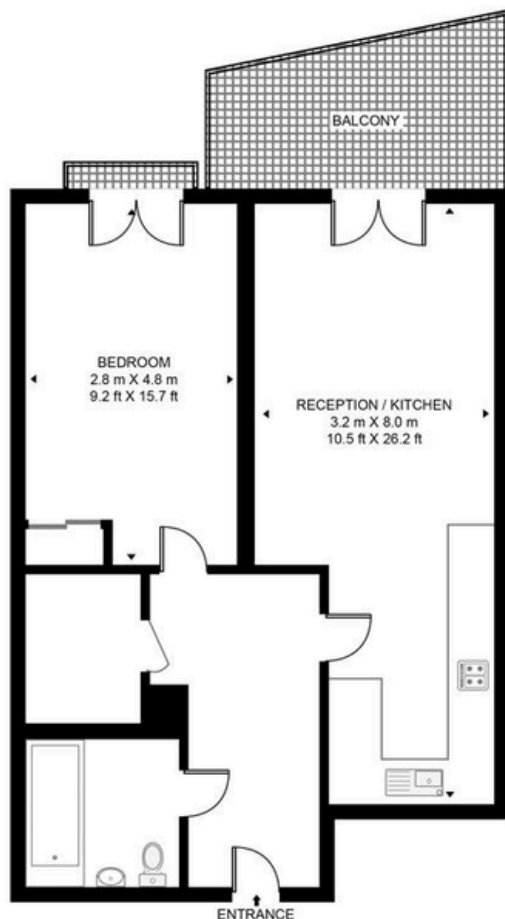
£650,000

Service Charge: £4.72 p/sqm

UNDER OFFER

PATMOS LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 577 SQ.FT (53.6 SQ.M)



THIRD FLOOR

PLOT 25



1



1



1

Located on the coveted top floor, this charming one-bedroom apartment offers a private balcony, perfect for enjoying the peaceful views of the communal garden. Inside, the 577 sq ft home benefits from open plan living space.

£450,000

Service Charge: £5.39 p/sqm



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THIRD FLOOR



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PLOT 26



2



2



1

This spacious, 801 sq ft, two-bedroom, two-bathroom apartment on the top floor features open-plan living space and a private balcony perfect for enjoying the peaceful views of the communal garden.

£650,000

Service Charge: £4.72 p/sqm



INVEST

4.6%
Rental Yields

£2,000
Reservation Fee

£0
Ground Rent

ORLANDO REID

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