

Embarking on a bespoke kitchen project in London, especially one that includes structural work like steel beam installation to create an open-plan layout, is an exciting but complex undertaking. If you're budgeting for a **bespoke kitchen £75,000+**, understanding where your money goes, the typical cost drivers in London, and potential pitfalls can save you headaches down the line.



Drawing on over a decade of experience managing kitchen renovations in Victorian terraces, mansion blocks, and 1930s semis across the capital — as well as insights from prominent London specialist firms like Beams, *London Post*, and *Genesis London* — this guide will help you get realistic about cost ranges in 2026, avoid 'showroom price' traps, and plan your budget wisely.

Understanding London Kitchen Cost Ranges in 2026

It's no secret London is one of the priciest cities for home renovations. As of early 2026, bespoke kitchens that include structural work often start at around £75,000 excluding VAT, with upper-end projects frequently reaching well over £120,000. This includes everything from design and supply to installation and the necessary building control sign-offs.

Here's a simplified breakdown of typical costs for a medium-large open-plan bespoke kitchen with structural work in London:

Element	Typical Cost Range (£)	Notes
Kitchen units & bespoke cabinetry	£25,000 – £45,000	Includes doors, bespoke finishes, soft-close fittings
Worktops & appliances	£10,000 – £20,000	Marble, quartz, integrated appliances push price up
Structural work (steel beams cost, building control)	£10,000 – £25,000	Includes supply and installation of steel beams, inspection fees
Plumbing & electrics (including Part P notification)	£8,000 – £15,000	Includes notifiable electrical work under Building Regulations Part P
Labour & installation	£15,000 – £30,000	London premiums apply: skilled labour, access difficulty
Contingency and extras	£5,000 – £10,000	Waste disposal, unforeseen issues, minor design changes

Note: Plus VAT at 20% on most domestic kitchen work applies unless you are VAT-registered or the installation qualifies under a reduced rate (usually not the case for bespoke kitchens).

Installed Price vs Showroom Price: What to Watch Out For

One of my biggest pet peeves, from countless quote reviews, is when clients compare a unit's showroom or 'units only' price directly to another brokered installed price. A bespoke kitchen's price includes many hidden factors beyond the cabinetry itself:

- **Installation labour and time:** Skilled kitchen fitters can bill per day; lump-sum labour quotes without a day count can be suspect.
- **Associated trades:** Structural engineers, electricians (Building Regulations Part P notifiable work), plumbers, plasterers.
- **Access restrictions:** Narrow Victorian staircases, lack of parking suspensions. Sometimes a parking bay suspension alone costs hundreds.
- **Waste removal & site protection:** Often forgotten but essential in London to avoid building control issues and neighbour complaints.
- **VAT at 20%:** Many clients forget this inflates the final invoice significantly.

For sanity, always aim to convert big quotes into a cost per linear metre of run or per day of installation. This helps spot unrealistic low labour quotes or unit-only pricing passed off as all in.



Breaking Down Your London Open-Plan Kitchen Budget

Creating an open-plan kitchen space with steel beam support requires a different [kitchen renovation timeline london](#) approach to budgeting compared with a straightforward fit. Here's where prioritising spend matters most:

Where to Spend More

1. **Structural Engineering & Steel Beams:** This is usually your biggest single-ticket item after cabinetry. Don't skimp here—under-specification can cause delays, extra costs, and safety risks. Beams is a great example of a specialist offering transparent steel beams cost quotes with engineering sign-off.
2. **Quality Cabinetry & Joinery:** A bespoke kitchen deserves quality craftsmanship in its units to ensure durability and aesthetics. Sourcing reliable bespoke cabinet makers is essential; remember that luxury is in the detail.

3. **Labour & Installation:** London trades charge a premium and installation can be disrupted by building access, waste removal, and software delays. Allocate enough days—lump sums with no day count are warning signs.

Where You Can Save (Carefully)

4. **Appliances:** Consider mid-range or slightly older models instead of top-of-the-line, which have rapid depreciation.
5. **Worktops:** Engineered quartz or solid surface materials often provide a good balance of style with cost compared to exotic stones.
6. **Removing Walls:** Only take down what you need for an open-plan feel. Avoid large running steel beams if you can cleverly position smaller beams or lintels.

Pro Tip: Always have your electrical work conducted by a Part P qualified electrician, with proper notification to building control. *Genesis London* contractors often advise clients on compliant electrical plans as part of their kitchen-with-structural-work renovations.

The London Premium: Why Renovations Cost More Here

Even the best budget spreadsheets won't capture the 'London premium'—a combination of unique challenges that drive prices up relative to other UK regions:

- **Labour Costs,** especially specialist kitchen fitters and steel fabricators.
- **Access Challenges,** with narrow staircases, shared Victorian flat walk-ups, and no parking bays leading to manual handling.
- **Material Waste & Disposal Fees:** Labour-intensive clearing, recycling, and middle-floor skips can increase haulage costs.
- **Older Housing Stock:** Unforeseen issues like uneven floors, hidden damp, or non-compliant structural elements requiring expensive remedial work.

Companies like *London Post* specialise in managing these complexities so the process from quote to snagging walk goes smoothly, but this expertise is priced accordingly.

Summary: Planning Your Bespoke Kitchen with Structural Work

To recap:

- Expect to budget £75,000+ for a bespoke, open-plan kitchen in central or inner London including steel beam installation.
- Factor in VAT at 20% on almost all domestic kitchen work.
- Don't be deceived by showroom prices or unit-only quotes—always compare installed costs per metre or per install day.
- Spend wisely: invest in structure, quality units, and skilled installation; save on more flexible items like appliances or worktops.
- Prepare for the London premium driven by labour, access constraints, and older housing quirks.

Working with trusted London-based specialists such as Beams, *Genesis London*, and *London Post* can make a significant difference in delivering a kitchen you love on budget and on time.

Planning ahead, understanding all costs, and factoring in contingencies will ensure your bespoke kitchen project transforms your London home without unwelcome surprises.