



Armoury Way, London
SW18

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, SW18

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£1,570,000 Leasehold

Exciting incentives available on select homes! Contact us today to learn more and take advantage of these limited-time offers!

A selection of stunning brand new three-bedroom high specification apartments offering spacious accommodation with floor to ceiling windows allowing an abundance of light, Lounge open plan to a bespoke kitchen, integrated appliances, some apartments have access to a balcony or terrace, three double bedrooms with the master benefitting from an ensuite, family bathroom & separate cloakroom.

The Artisan Tower is set over 34 Floors offering a 166 private luxury Apartments which are due for completion in 2027. Residents have access to an extensive range of exclusive facilities spanning over 15,000 sq ft, including a swimming pool, virtual games room, cinema, and more.

The development is set within 1,700 acres of open areas, offering ample green space for relaxation. Wandsworth Mills presents an excellent opportunity to live in a highly sought-after location with excellent transport links, access to green spaces, and a rich cultural atmosphere. Transport Links Wandsworth is less than 15 minutes from central London via Wandsworth Town National Rail station. It is well located for international connections too, with London Heathrow Airport and London Gatwick Airport both less than an hour by car or public transport.

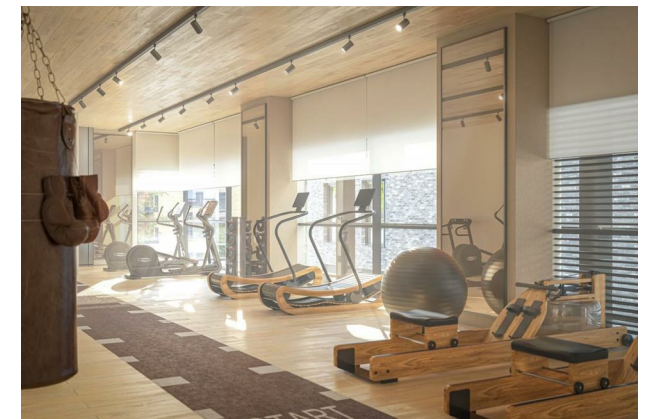
**Please note images used for marketing purposes only **

Leasehold — 999 years

Service Charge —
Year 1 estimate: £6.52 per sqft
Year 2 Estimate: £6.86 per sqft

Ground Rent — Peppercorn
Council Tax — London Borough Of Wandsworth

- Brand New Development — Wandsworth Mills By Berkeley St George
- Artisan Tower - 166 Private Luxury Apartments
- Extensive range of Facilities — Swimming Pool, Fully Equipped Gym, Thermal Spa, Virtual Games Room & Cinema
- Close To Station And World-Class Schools
- Centrally Located In Zone 2 London
- Tranquil Communal Gardens
- Due For Completion Commencing 2027



EPC certificate available on request.



WANDSWORTH MILLS
LONDON SW18



APARTMENT 182 THE ARTISAN TOWER

3 Bedroom, 12th floor, South-West Aspect with
views overlooking Richmond and Wimbledon!

TOTAL INTERNAL AREA	TOTAL EXTERNAL AREA	PRICE	EST WEEKLY RENTAL*	ANTICIPATED COMPLETION
1134 FT ²	122 FT ²	£1,685,000	£1,442	Q1 – Q2 2027



12TH FLOOR

KITCHEN	3.99m x 2.42m	11'9" x 7'11"
LIVING ROOM	4.13m x 4.74m	13'7" x 15'7"
DINING ROOM	2.80m x 2.54m	9'2" x 8'4"
BEDROOM 1	3.20m x 3.00m	10'6" x 9'10"
BEDROOM 2	2.75m x 3.00m	9'0" x 9'10"
BEDROOM 3	2.80m x 3.00m	9'2" x 9'10"
BALCONY	0.23m x 1.53m	2'5" x 5'0"

TOTAL INTERNAL AREA
105 sqm / 1134 sq ft

TOTAL EXTERNAL AREA
11 sqm / 122 sq ft

CGI VIEWS



HIGHLIGHTS

- Triple Aspect Views
- Portrait Window allowing a lot of natural light
- 3 Bedrooms, 2 Bathrooms + Guest W/C



DISCLAIMER: Please note: Floorplans shown for Wandsworth Mills are for approximate measurements only. Measurements, which our architectural design may impact on the layout, areas and the finished floor level, may vary. All dimensions are not intended to be used for the purchase of furniture, appliances or other items of furniture. To accommodate equipment for specific loading, a lower ceiling height of not less than 2.00m is located in areas such as kitchen, bedrooms, bathrooms and bedrooms. Flooring is indicated as indicative only. Furniture layouts are indicative only. Kitchen areas are indicative only. Bedroom plans are a king size 1.8m wide and 2m long. Measurements to ensure any furniture and other equipment items are properly secured in place and do not obstruct the view from the balcony or terrace causing serious damage and injury to people. Colours are indicative only and may vary depending on customer palette selection. Views are indicative only. Please ask Sales Consultant for further information. *Estimated rental figures supplied by the firm G. Jones and Davis, Commission agent for the property, and should be a guide only and not a guarantee and subject to change.

