



Armoury Way, London
SW18

GARTON JONES.COM



Armoury Way, London
, SW18

GARTON JONES.COM

11 Park Street
Chelsea Creek
London
SW6 2FS

Sales +44 (0) 20 7824 7090
paul@gartonjones.com
www.gartonjones.com

£640,000 Leasehold

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

Stunning brand new One Bedroom apartment located on the 10th floor offering 544sqft of accommodation and built to a high specification & 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, double bedroom & stunning bathroom.

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 ****

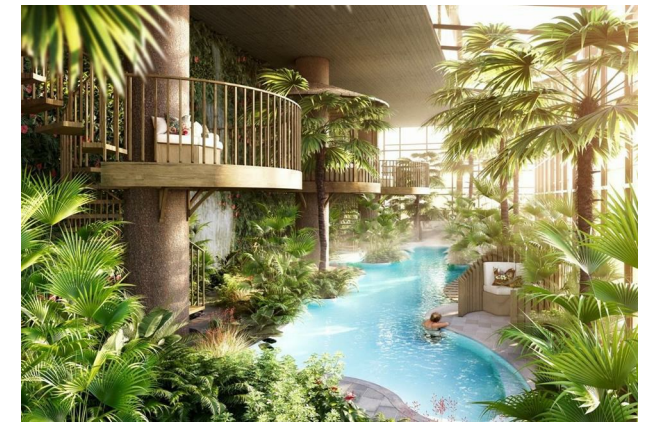
Leasehold — 999 years

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

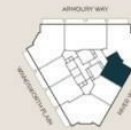


EPC certificate available on request.



APARTMENT 168
THE ARTISAN TOWER

1 Bedroom, 10th Floor, South-East Aspect



KITCHEN	3.45m x 3.12m	11'4" x 10'3"
LIVING ROOM	4.70m x 3.11m	15'6" x 10'2"
BEDROOM	3.00m x 2.80m	9'10" x 9'2"
TOTAL INTERNAL AREA		
51 sq.m / 544 sq.ft		

- Walk through wardrobes
- Extra storage space off kitchen



DCL&A/EIR Phase one. Flourescent alarm for dimensions in Mills are for approximate measurements only. Mechanical, electrical and drainage design may impact on the layout. Areas are not suitable for PG&M inspection activities with RGS field areas such as Nuclear Field Deck reports and waste recovery. All locations are very close to each other, less than 100m. Dimensions are not intended to be used for top level analysis, equipment area or items at risk. It is inaccurate equipment for comfort cooling, a lower ceiling height of not less than 2.95m in localised areas such as kitchen, public concourse, hallways and bathrooms. Piping or ventilation is indicative only. Furniture layouts are indicative only. Kitchen layout is indicative only. Bed sizes on plans are given as 1.8m wide and 2.1m long. Hosesets to ensure any furniture and other permitted items are properly secured or tied down when not in use to prevent them from becoming airborne during an explosion. Colours are indicative only and may vary depending on customer specific colouring. Views are indicative only. Pictures taken by Consultant for further information. Estimated natural figures supplied by Benthem & Neuenhaus and Cusack. Computer-generated images and thermograms photography are indicative only and subject to change.

