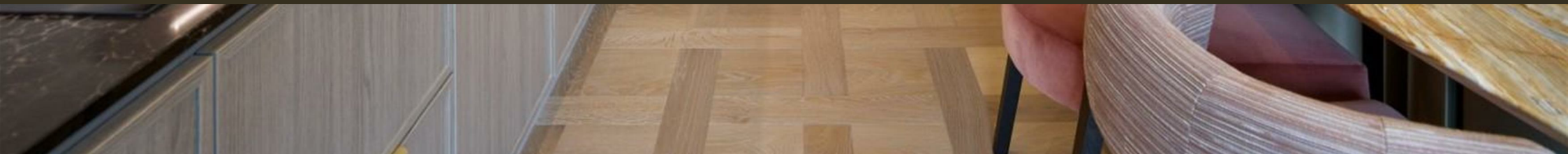




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£995,000 Leasehold

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

Stunning brand new Two 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, two double bedrooms with the master benefitting from an ensuite & family 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.

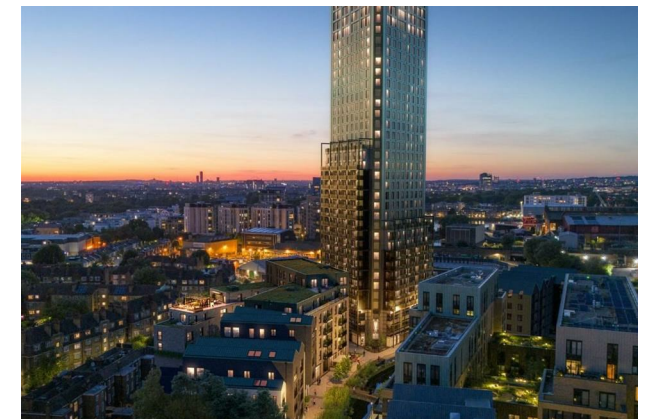
****Please note images used for marketing purposes only****

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.



WANDSWORTHMILLS.CO.UK

DISCLAIMER: Please note: Photographs shown for Whitewater Mills are for approval measurement only. Mechanical, electrical and drainage design may impact on the layout. Areas are Not Suitable for PUGS measurement and construction with PUGS fitted. Coverage of Moulding gear, End feeds and saws may vary. Dimensions may vary within tolerance of 48". Dimensions are approximate. Dimensions are given in feet and inches. Suppliers shown in items are for information only. To accommodate equipment for comfort cooling, a lower ceiling height of not less than 250mm in localised areas such as kitchen, bedrooms, hallway and bathroom. Flooring or ventilation is indicated only. Furniture layouts are indicative only. Kitchen layout is indicative only. Bedroom plans are given as 1.3m wide and 2m long. Dimensions to ensure any furniture and other permitted items are properly secured or easel side when not in use to prevent them from blown back onto the terrace. Glass doors are shown in solid. Colour is indicative only. Screen may depend on equipment package selected. Views are indicative only. Photographs are for information only. Estimated rental figures supplied by Screenix, Screenix and Salsbury. Content generated images and showtime on program are indicative only and subject to change.



