



Armoury Way, London
SW18

GARTON JONES.COM



Armoury Way, London
, SW18

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£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 ****

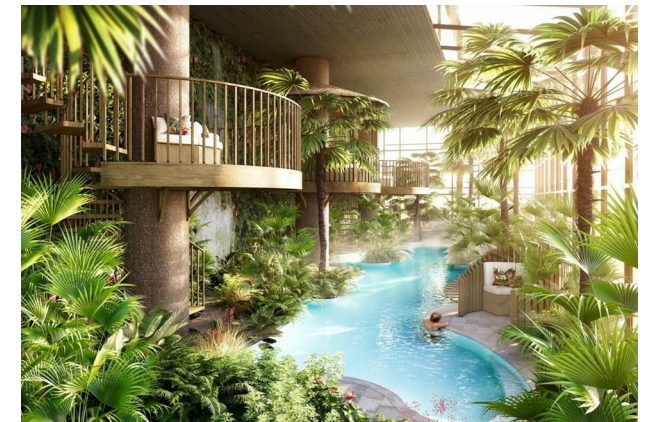
Leasehold — 999 years

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.



TOTAL INTERNAL AREA	PRICE	YIELD	EST WEEKLY RENTAL*	ANTICIPATED COMPLETION
544 FT ²	£754,000	4.6%	£670	Q1 – Q2 2027

544 FT²

£754,000

4.6%

£670

Q1 – Q2 2027



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		

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HIGHLIGHTS



- Walk through wardrobes
- Extra storage space off kitchen



DISCLAIMER: Please note, Fluorplan's data for the dimensions in Mills are for information measurements only. Mechanical, electrical and drainage design may impact on the layout. Areas are not final. Available floor area (FRA) measurements are taken with 100mm thick concrete slabs of measuring block. Deck layout and site may vary. All areas are to be verified with a minimum of 25% of the dimensions and not intended to be used for top level design, specification or items to install. It is recommended for comfort cooling, a lower ceiling height of not less than 2.95m in localised areas such as kitchen, public areas, hallways and bathrooms. Roping or tentation 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. Measurements are to the centre of furniture and other permitted items are properly secured or tied aside when not in use to prevent them from becoming airborne during an event. Colours are indicative only and may vary depending on customer specific conditions. Views are indicative only. Please visit Fluorplan's Corporate Centre for further information. * Estimated natural figures supplied by Statista & News and Social. Computer-generated images and floorplans and photography are indicative only and subject to change.

