



Armoury Way, London
SW18

GARTON JONES.COM

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, SW18

£640,000 Leasehold

A brand-new one-bedroom apartment offering 544 sq ft of contemporary living space, finished to an exceptional standard throughout.

The apartment features a bright and spacious open-plan living area, seamlessly connected to a bespoke modern kitchen with fully integrated appliances. Floor-to-ceiling windows flood the space with natural light, creating a calm and airy feel. A generous double bedroom and a beautifully finished bathroom complete the accommodation, with select apartments also benefiting from a private balcony.

Rising to 34 floors and comprising 166 private luxury apartments, Artisan Tower is scheduled for completion in 2027. Residents will enjoy access to more than 15,000 sq ft of exclusive facilities, including a swimming pool, cinema room, virtual games room, and a variety of leisure and social spaces.

Set within approximately 1,700 acres of open and landscaped grounds, Wandsworth Mills offers a unique balance of green space and city living. The location benefits from excellent transport links, with Wandsworth Town Station providing access to Central London in under 15 minutes, while Heathrow and Gatwick Airports are both reachable within an hour by car or public transport.

An excellent opportunity to secure a stylish new home or investment in one of South West London's most exciting regeneration developments.

**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

EPC certificate available on request.

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WANDSWORTH MILLS

LONDON SW18



APARTMENT 168

THE ARTISAN TOWER

1 Bedroom, 10th Floor, South-East Aspect

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



The floor plan shows a layout with a Kitchen (3.49m x 3.12m), Living Room (4.70m x 3.11m), Bedroom (3.00m x 2.80m), and a bathroom. There is a central Hall, a Utility Room (UC), and a separate WC. The apartment has two walk-in wardrobes (labeled 'W') and a large walk-through wardrobe (labeled 'C'). The view is towards the south-east. A north arrow is also present.



A detailed site plan of the 10th floor showing the location of Apartment 168 within the building's layout. The plan includes labels for 'ARHOLBY WAY' and 'WANDSWORTH MILLS'.

10TH FLOOR

KITCHEN	3.49m 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		

CGI VIEWS



A 3D rendering of the building's exterior, showing its unique architectural features and surrounding urban environment.

HIGHLIGHTS

- Walk through wardrobes
- Extra storage space off kitchen

DISCLAIMER Please note: Floorplans shown for Wandsworth Mills are for approximate measurements only. Mechanical, electrical and drainage changes may impact on these figures. Areas are Net Saleable Area (NSA) measured in accordance with RICS Ethical Code of Measuring Practice. Exact details and costs may vary. All measurements are approximate and subject to change. Wandsworth Mills is a residential development. The building is not designed for the installation of complete equipment for central heating, a lower ceiling height, or of less than 2.35m in local areas such as kitchens, bedrooms, hallways and bathrooms. Roofing or external cladding is not designed to support the weight of snow or other heavy loads. The building is not designed for the installation of a swimming pool. Landlord or to store any furniture and other personal items are property secured or otherwise do when not in use to prevent them from breaking or causing damage to the property. The building is not designed for the installation of a swimming pool. Please see Sales Consultant for further information. *Estimated rental figure quoted by the letting agent, Redrow Estates. Comparative images and other terms apply.



St George
Designed for life

