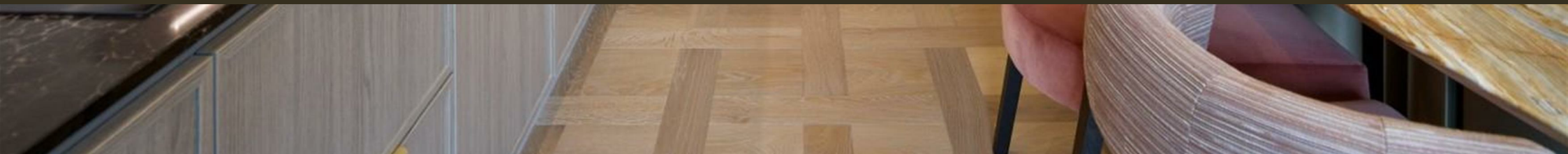




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£1,075,000 Leasehold

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.

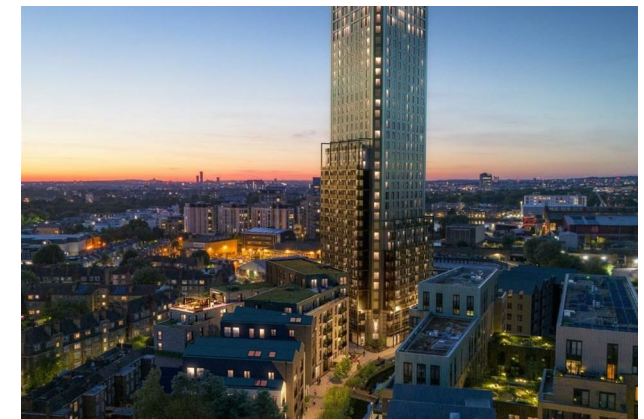
**Please note images used for marketing purposes only **

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.



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DECLARATION: Please note: Floorplans shown for Westminster Mills are for information purposes only. Mechanical, electrical and drainage design may impact on the layout. Areas are Not Suitable Area (NSA) measurements taken with 1/8" floorboard coverings. Coverage of Mastering Project: Deck, deck fronts and side walkways. All other areas are Not Suitable Area (NSA). The dimensions are for information only. For construction, suppliers must be informed of the dimensions. To accommodate for conformation for conformation, a lower ceiling height of not less than 2.55m in all local areas such as kitchen, bedrooms, hallways and bathrooms. Flooring or installation is indicated only. Furniture layouts are indicated only. Kitchen layout is indicated only. Bathrooms on plans are given a 1.3m width and 2.1m height. Dimensions are for information only. Furniture and other permitted items are prepared or expanded when not in use to prevent them from being blown back onto the deck or into the building. Colors are indicated only and may vary depending on customer specific choices. Views are indicative only. Photos are for information only. Please contact the Architect for further information. * Estimated retail figures supplied by Best Buy, Amazon and Google. Prices are approximate. Images and drawings are for information only and are subject to change.



