



Armoury Way, London
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Armoury Way, London
, SW18

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£1,550,000 Leasehold

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

A selection of stunning brand new three-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 or terrace, three double bedrooms with the master benefitting from an ensuite, family bathroom & separate cloakroom.

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.

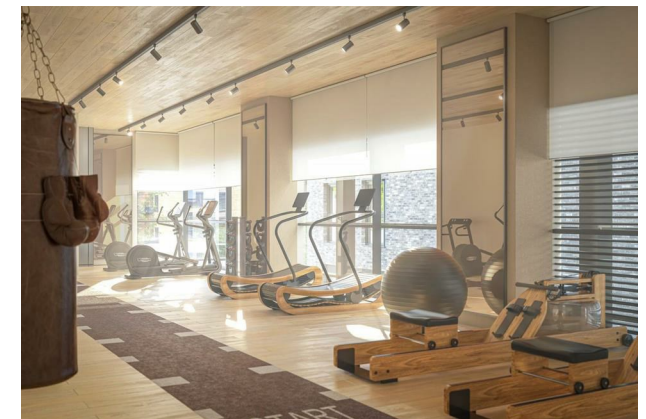
**Please note images used for marketing purposes only **

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	TOTAL EXTERNAL AREA	PRICE	EST WEEKLY RENTAL*	ANTICIPATED COMPLETION
1134 FT ²	122 FT ²	£1,685,000	£1,442	Q1 – Q2 2027



KITCHEN	3.59m x 2.42m	11'9" x 7'11"
LIVING ROOM	4.13m x 4.74m	13'7" x 15'7"
DINING ROOM	2.80m x 2.54m	9'2" x 8'4"
BEDROOM 1	3.20m x 3.00m	10'6" x 9'10"
BEDROOM 2	2.75m x 3.00m	9'0" x 9'10"
BEDROOM 3	2.80m x 3.00m	9'2" x 9'10"
BALCONY	6.23m x 1.53m	21'5" x 5'0"

TOTAL INTERNAL AREA
105 sqm / 1134 sq ft

TOTAL EXTERNAL AREA
11 sqm / 122 sq ft

HIGHLIGHTS



- Triple Aspect Views
- Portrait Window allowing a lot of natural light
- 3 Bedrooms, 2 Bathrooms + Guest W/C

DECLARATION: Please note: Photographs shown for dimensions are for approximate measurements only. Mechanical, electrical and fire alarm design may impact on the layout. Areas are not suitable for AS/NZS1684 measured in accordance with AS/NZS1684 older Code of Measuring Practice. Dead loads and live loads may vary. All dimensions may vary within a tolerance of 5%. The dimensions are not absolute values. For layout and mechanical, electrical and fire alarm design, please consult the layout engineer for confirmation, a lower ceiling height of not less than 2350mm in localised areas such as kitchen, bedrooms, hallways and bathrooms. Flooring variations are indicative only. Furniture layouts are indicative only. Kitchen layout is indicative only. Bed shown on plans are king size - 2.1m wide and 2m long. Homeowners to ensure any furniture and/or other items that are properly secured or taken into an area if not in use to prevent them from balconies or terraces. All furniture and/or other items are indicative only. Colours are indicative only and may be dependent on computer generation. Views are indicative only. Please ask Sales Consultant for further information. *Estimated rental figures supplied by Barham & Rowes and Savills. Computer-generated images and architectural photographs are indicative only and subject to change.



