



Home at The Artisan Tower, Wandsworth Mills, SW18

Asking Price: £1,180,000

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

"PHOTOS FOR MARKETING REFERENCE ONLY"

Amongst the peaceful River Wandle and lush green spaces, this stunning 2 bedroom, 2 bathroom flat offers an ideal sanctuary where modern style meets homely comfort. Located on the 4th floor of The Artisan Tower, at Wandsworth Mills, this approximately 1,014 square feet apartment features open views, a spacious private balcony and floor-to-ceiling windows that fill the home with natural light, allowing you to enjoy serene views through picture-perfect windows.

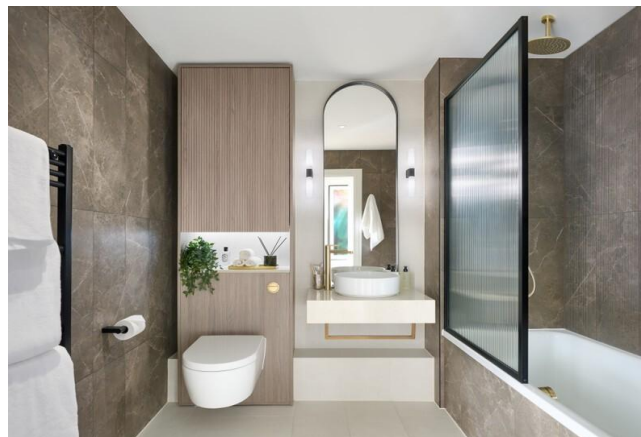
The open plan living and kitchen area is designed to create a welcoming atmosphere, while cleverly hidden storage spaces are scattered throughout. The principal bedroom includes an en-suite bathroom and built-in wardrobes, with both rooms bathed in natural light. The family bathroom serves the rest of the flat, ensuring comfort and convenience for all.

Wandsworth Mills offers an array of luxury amenities, 24-hour concierge, an aqua sanctuary, private dining space, library, screening rooms and a thermal spa, providing the perfect space to unwind in peace.

Wandsworth Town Station is a short stroll away, and a stone's throw from independent shops, restaurants, pubs, and cafes, making this the ultimate blend of modern living and relaxation in one of London's most desirable locations.



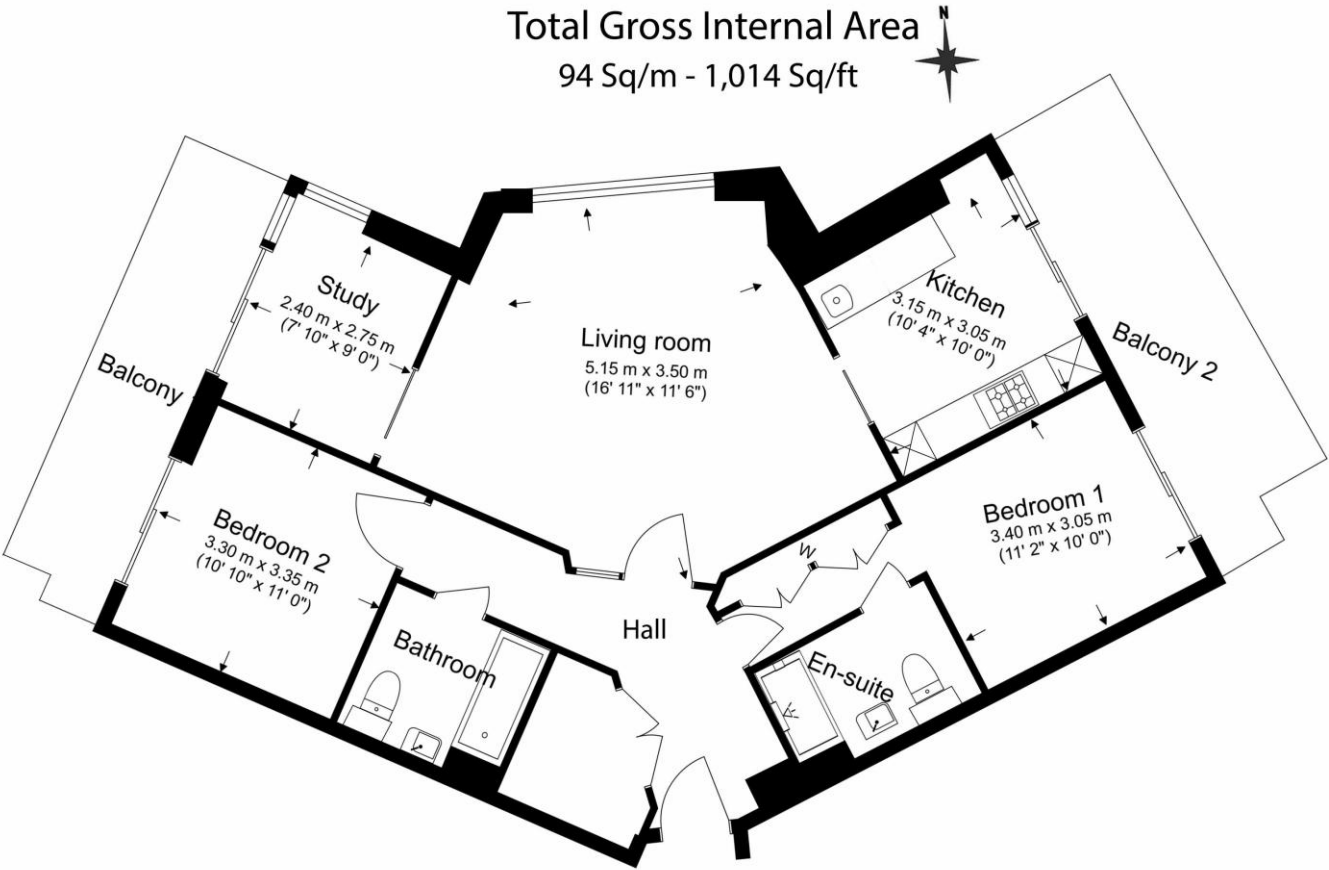
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Property Features:

- Completing Q1-2 2027
- Two Bedrooms
- Two Bathrooms
- 4th Floor
- 1,014 Square Feet (Approx.)
- 24-Hour Concierge
- Residents' Gym, Pool, Spa Facilities and Cinema Room
- Wandsworth Town Station (0.3 Miles)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold

Ground Rent: Peppercorn

Service Charge: £6,611.28 (per annum)
estimated for year one (approx.) Increasing to £6,956.04 (approx.) in year two,
including car parking service charge of £960 per space/per annum (subject to
change).

Anticipated Rent: £4,247.00 pcm
Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only
through our Nine Elms Office.

Our reference: KEW250016

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W: www.benhams.com

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