



DISCOVER THE ART OF LIVING WELL



WANDSWORTH MILLS
LONDON SW18



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AN ABUNDANTLY GREEN SPACE FOR
THE CURIOUS, THE INDEPENDENT,
THE MODERN VILLAGE DWELLER,
LOVERS OF BOTH THE RARE AND THE
NEW. A PLACE WHERE THE LIVING IS
EASY AND THE PACE IS SLOW.
HEREIN LIES THE ART OF LIVING WELL.



A STUNNING NEW LONDON VISTA

Discover your new home at Wandsworth Mills, where 375 beautiful new homes create a welcoming neighbourhood for stylish urban living. Hotel-style facilities, from private cinema screening rooms to the Aqua Sanctuary and thermal spa, are complemented by heritage touches that nod to the unique and fascinating history of the area.



WANDSWORTH MILLS

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Computer generated image, indicative only

A NEW VISION FOR LIVING

Wandsworth is a much-loved, well-connected and leafy neighbourhood bordered by Putney, Clapham and Battersea. Across the River Thames from Chelsea and Fulham, it's the beating heart of south-west London. Excellent education, retail and leisure opportunities make Wandsworth Town a stand-out destination for young professionals and families alike.

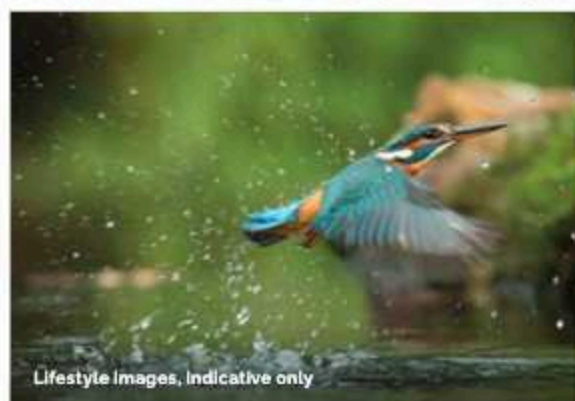
With an abundance of green space and places to explore, Wandsworth Mills brings you closer to nature.

Luscious botanical planting is woven into the landscape.

The riverside will be rejuvenated with newly flourishing flora and fauna, complementing buildings with nature at their core.

This historic area is being transformed into a new and vibrant community where modernity and heritage rub shoulders to create an oasis for living.

1,700 
acres of green space
within **two miles** of
Wandsworth Mills



2,000 
square metres of new
public open space

Lifestyle Images, Indicative only



Wandsworth is less than 15 minutes from central London via Wandsworth Town National Rail station. A three minute train ride from this well located stop takes you to internationally connected station Clapham Junction. London Heathrow Airport and London Gatwick Airport can be reached in less than an hour by car or public transport.

A CHOICE OF EASY TRANSPORT LINKS



KEY

-  Rail station
-  Tube station
-  Overground station

WELCOME TO WATERSIDE LIVING, WHERE TRANQUILLITY FLOWS - INSIDE AND OUT

The River Wandle resides in the centre of Wandsworth Town and is an area with significant historical importance. It starts in the Surrey Hills and ends at the River Thames.

From the early Huguenot settlers who established an international reputation for quality weaving and dyeing, to William Morris and the Arts & Crafts movement, the area has always been synonymous with artisan crafts.

Today, Wandsworth Mills, by St George, is an exciting new addition to this historic location.

It seamlessly combines high specification new homes with innovative natural landscaping alongside Grade II listed buildings.

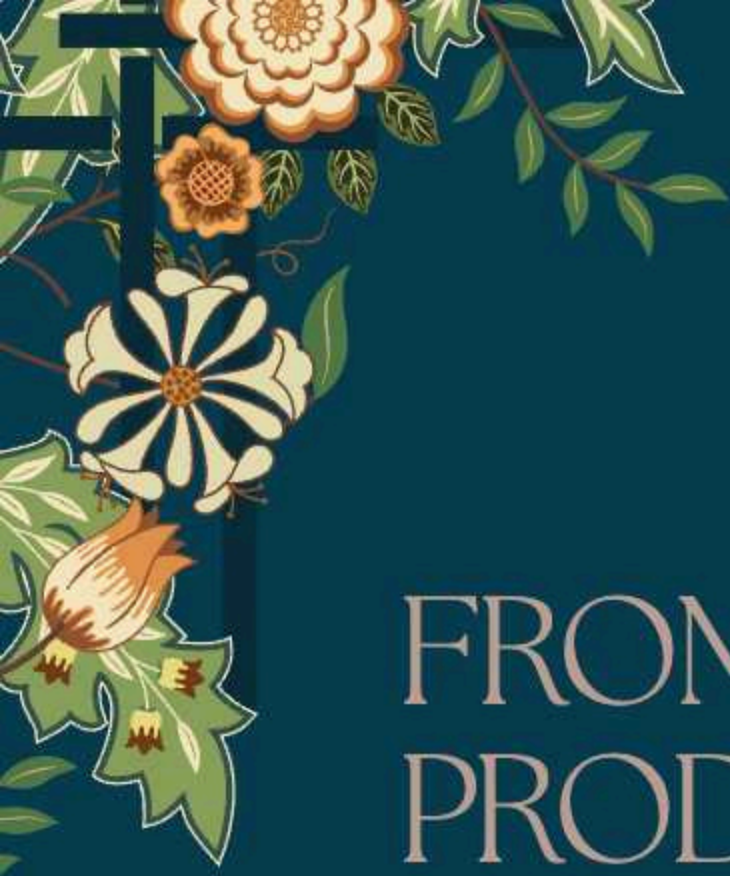
From the impressive two storey Aqua Sanctuary to the river bankside down below, Wandsworth Mills embraces a love of natural green spaces and their positive impact on residents.



210^m
of landscaped
river frontage



Computer generated image, indicative only



FROM THE EARLY DAYS OF INDUSTRY,
PRODUCING SOME OF THE WORLD'S
FINEST FABRICS, TO THE ECLECTIC
URBAN VILLAGE IT IS TODAY. HOME
TO ROCK STARS AND ARTISANS ALIKE,
WANDSWORTH CONTINUES
TO FLOURISH.



FROM MILLS, TO MALT, TO MICK JAGGER

1500s

MILLING ON THE WANDLE

One of the earliest mills on the River Wandle produced red dye from Brazilwood. It later reverted to flour milling, a sign of just how many industries made this area their base. Other mills sprang up as the years passed, remembered today in place names such as Ironmill Road and Coppermill Lane.

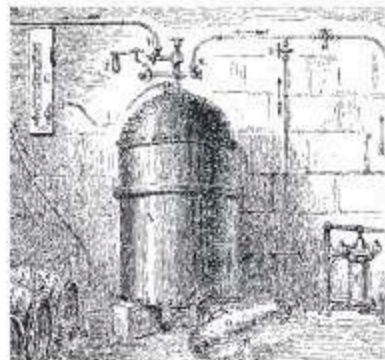


MILLINERS AND CLOTH DYERS

Cloth-dyeing and hat-making businesses grew up along the banks of the Wandle, marking the start of Wandsworth's time as an industrial area.



1600s



BREWING

The first evidence of beer brewing at the historic Ram pub in Wandsworth was in 1576. It later became the famous Young's Brewery and is now part of the neighbouring Ram Quarter housing development.

1700s

THE ARRIVAL OF THE HUGUENOTS

Huguenots arriving for a better life in London joined other French and Dutch emigrants, their expertise in weaving, dyeing, bleaching, hat-making and smelting adding to the prosperity of the area and manning the many mills that lined the banks of the Wandle. By the early 18th century, the river drove 63 waterwheels.

MARKET GARDENS

Market gardens were the legacy of Wandsworth's medieval farming past, with corn milled on the banks of the Wandle supplying the Royal Household.



1800s WILLIAM MORRIS

CONNECTING THE MILLS & FACTORIES

The Surrey Iron Railway opened in Wandsworth in 1803 to connect its mills and factories. This new technology transformed the area as it would transform almost every other part of the country during this period.

In the 1800s, William Morris famously moved his fabric production works to the Wandle.



'Wandle Chintz' printed cotton design by William Morris 1884

WANDSWORTH COMMON

We have the Wandsworth Common we know and love today thanks to the Wandsworth Common Act of 1871, the result of a public movement to preserve it. This 172-acre green space dates back to medieval times, when those without their own land were permitted to graze their livestock on the Common.

1900s

LIBERTY LONDON

In 1904, Liberty took over a specialised block-printing works in Merton, a short distance from William Morris. It was at this point that their growth as a global brand truly began.

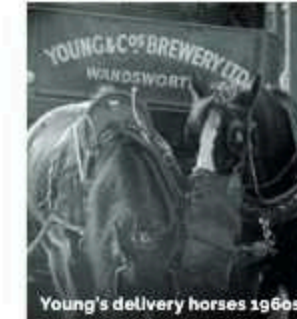


LIBERTY
LONDON

Arthur Liberty spent many years travelling to the Far East for inspiration, and he involved William Morris and other famous artists in the designing of patterns, rugs and material.



Wandsworth Park in the Summer



YOUNG'S STABLES

The stables on the site were used to house the Brewery horses from the 1830s until they closed in the early 2000s.



HOME TO ROCK LEGENDS

From 1995 until 2015, Pink Floyd owned a studio nearby on Wandsworth Bridge Road.

Mick Jagger was also a Wandsworth local, owning a studio on Wandsworth Plain. He also starred in the 1970s movie 'Performance', featuring Wandsworth Town Station and Old York Road.

2000s

RAM QUARTER

The adjacent Ram Quarter development began revitalising the south of the site.

RAM
QUARTER
SW18

2024



Computer generated image. Indicative only

WM

WANDSWORTH MILLS

LONDON SW18

The latest quality development by St George, breathing new life back into this historic area.



WOVEN WITH HISTORY, CRAFTED FOR THE FUTURE



Middle Mill, Wandsworth. George Vincent (1796–1831) Government Art Collection

THE HISTORIC RIVER WANDLE



WANDSWORTH MILLS

LONDON SW18



Wandsworth has changed almost beyond recognition since the first fishing settlement was established by a Saxon called Wendel 1,500 years ago. It was from him that the River Wandle got its name, and it is the river that today evokes Wandsworth's rich past.

Irrigating the market gardens whose produce ended up on Londoners' tables, providing the main ingredient for beer produced at the Ram Brewery, and powering the mills that drove Wandsworth's industrial boom, the River Wandle has been a constant through the centuries.

What is today a pretty urban river was, for centuries, a hive of industry, powering dozens of mills as it wound its way towards the River Thames. From Middle Mill – the location of Wandsworth Mills today – which produced dyes in the late 1500s, to Duntshell Mills, which produced textiles in the 18th and 19th centuries, every curve of the river has its stories to tell.



Inside Morris' workshop on the Wandle, 1880s

MORRIS' WORKSHOP ON THE WANDLE 1880s

World-renowned artist and one of the leading exponents of the Arts and Crafts movement, William Morris (1834-1896) moved his workshops to the banks of the Wandle in 1881.

Morris had gained an international reputation for fashionable interior design work. Using natural dyes and the highly skilled block printing technique, he produced much sought after floral inspired printed fabrics and wallpapers.



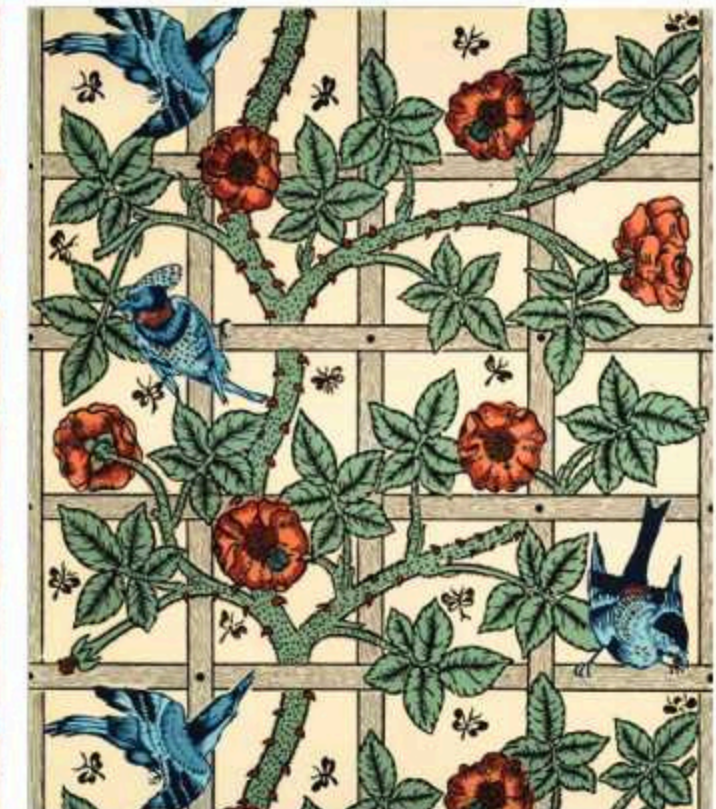
WILLIAM MORRIS (1834-1896)
English writer, poet, textile designer, in 1887 whilst working on the Wandle.
Photo: Frederick Hollyer

He created many of his famous designs in this area and was inspired to make a series of patterns named after, what he called, the 'helpful little river', the Wandle.

Inspired by the diverse natural environment of the Wandle, Morris used an extensive range of native flowers and foliage across his patterns. He championed wildflowers and favoured those that carried meaning and symbolism.



'Acanthus' drawing
by William Morris 1879-1881



'Trellis' wallpaper
by William Morris 1862



IF YOU ASK A WANDSWORTH LOCAL, THEY WILL TELL YOU OF SHOPKEEPERS WHO KNOW YOU BY NAME, EATERIES SERVING UP THE CITY'S BEST DISHES AND LOCAL PUBS THAT FEEL LIKE HOME. THEY WILL SPEAK OF GREAT NIGHTS OUT AND GREEN SPACE TO SPARE, OF CHAMPAGNE PICNICS IN THE PARK AND LAZY SUNDAYS WITH THE FAMILY.



The Wandle Trail stretches
12.5 miles from
 the Surrey Hills to the
 world renowned River
 Thames in Wandsworth



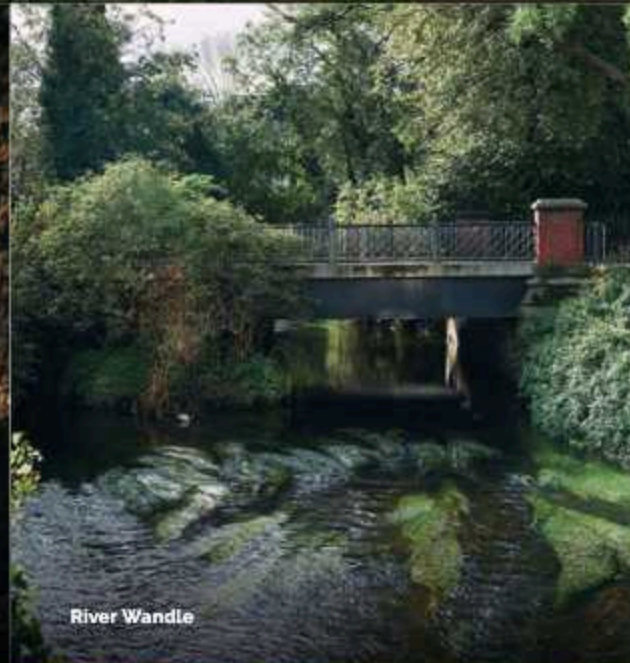
Thames Path



Chez Bruce, Michelin star restaurant, Bellevue Road



Thames Path, Wandsworth Park



River Wandle



Thames Path



River Wandle

GREEN AND PLEASANT WANDSWORTH

Wandsworth has always been a special place. An area boasting not one river, but two: the Thames and the Wandle. Beautiful houses and churches – historic architecture that hints at the area's prosperous heritage – tell one story while modern amenities tell another.

The cafés, shops and pubs of Old York Road create a tranquil village feel, with central Wandsworth easily explored by foot and bike. The area has plenty of options for places to eat with numerous world-renowned restaurants, including the Michelin-starred Chez Bruce.

Plentiful green spaces – Wandsworth Common, King George's Park and Wandsworth Park to name just three – offer a breath of fresh air to the young families and working professionals that primarily make this area their home.



WANDER, DISCOVER, SHOP

Take a relaxed browse amongst the independent clothing boutiques, gourmet grocers and antiques stores on historic Old York Road in Wandsworth Town.

Or, if it is a high street shopping fix you crave, then all your favourite brands are on your doorstep at the Southside Shopping Centre.

If you are a fitness fan or want to try something more adventurous, the area has plenty to keep you entertained, from padel to e-karting.



5+ 
Iconic shopping
destinations within
easy reach

Maps are not to scale and show approximate locations only



Sambrook's Brewery, Ram Quarter



Megan's in the Tonsleys, Old York Road



Sushi Moka, Ram Quarter



Sambrook's Brewery, Ram Quarter



Story Coffee, Ram Quarter



Cleavers, Old York Road

BREAKING BREAD, SHARE THE GOOD TIMES

The selection of dining in Wandsworth is incredible. Delicacies from the four corners of the globe are served up in gourmet restaurants with Michelin stars, in local favourite spots and at ever-changing street food stalls.

There is a ready made community and places to meet and experience relaxed dining at Ram Quarter, with restaurants from around the globe on your doorstep.

Wandsworth boasts
490+
places to eat and drink

A PLACE TO LEARN & FLOURISH

Located in the heart of the borough of Wandsworth, Wandsworth Mills is spoilt for choice for nurseries, schools and universities.

Some you'll find right on your doorstep, with many highly rated state primaries and leading private prep schools just a short walk away.

90% 
of schools in the area
are rated either
Good or Outstanding.

CBRE Wandsworth Area Guide 2022



Lifestyle Images, Indicative only



Lifestyle Images, Indicative only

PROMISING START, BRIGHT FUTURE

With several leading independent London day schools nearby, both primary and secondary, Wandsworth Mills is a fantastic choice for parents seeking the best start in life for their little – and not so little – ones.

RATING KEY

	Ofsted rating: Outstanding
	Ofsted rating: Good
	ISI rating: Excellent
	ISI rated

From Wandsworth Town
4 min walk



UNIVERSITIES

Royal College of Art	12 mins
University of Roehampton	17 mins
Kingston University	27 mins
London South Bank University	29 mins
King's College	29 mins
London School of Economics	31 mins
Imperial College	36 mins
University of West London	38 mins
Goldsmiths, University of London	53 mins

NURSERIES

 Kido Nursery & Pre-school	2 mins
 Busy Bees Wandsworth Nursery & Pre-school	2 mins
 Bright Horizons West Hill Day Nursery	3 mins
 Yume Wandsworth Nursery & Pre-school	3 mins
 Wandsworth Bridge Nursery & Pre-school	6 mins

PRIMARY SCHOOLS

 St Anne's C of E Primary School	4 mins
 West Hill Primary School	4 mins
 Swaffield Primary School	4 mins
 St Faith's C of E Primary School	4 mins
 Brandlehow Primary School	4 mins
 Chesterton Primary School	7 mins
 Christ Church C of E Primary School	7 mins

SECONDARY SCHOOLS

 Ashcroft Technology Academy	5 mins
 Southfields Academy	5 mins
 Ark Bolingbroke Academy	6 mins
 St Cecilia's C of E School	6 mins
 Garratt Park School	6 mins
 Burntwood Girls School	8 mins
 Harris Academy Battersea	9 mins
 Chestnut Grove Academy	10 mins
 Ark Putney Academy	10 mins
 Graveney School	16 mins

INDEPENDENT SCHOOLS

 The Roche School	3 mins
 Wandsworth Preparatory School	4 mins
 Hurlingham School	4 mins
 Putney High School	4 mins
 Emanuel School	5 mins
 Merlin School	6 mins
 L'Ecole de Battersea	7 mins
 Thomas's Battersea	7 mins
 Broomwood School	7 mins
 Thomas's Clapham	9 mins
 Eaton House The Manor	9 mins

INDEPENDENT BOARDING/DAY SCHOOLS

 St Paul's School	16 mins
 Reed's School	22 mins
 Epsom College	24 mins
 Harrow School	30 mins
 Eton College	40 mins
 Woldingham School	40 mins
 Charterhouse School	40 mins
 Winchester College	1h20 mins

Travel times are approximate. Source for train times: TfL.
Source for driving times: Google Maps

ABUNDANT GREEN SPACES TO EXPLORE AND CONNECT



Wandsworth Common



30

Parks, commons
and gardens in
the Borough of
Wandsworth

Wandsworth Park

THE BOROUGH OF WANDSWORTH'S GREEN SPACES



1,700 acres of green space to enjoy in Wandsworth Borough

Maps are not to scale and show approximate locations only. Source: Google Maps

TAKE TIME TO MEANDER THE PARKS, PATHWAYS AND COMMONS

Wandsworth is one of London's greenest boroughs, boasting acres of parks, commons and gardens. This includes the 171-acre Wandsworth Common and Wandsworth Park, a short stroll from Wandsworth Mills on the banks of the River Thames.

You can also walk along the Wandle Wander, a pleasant riverside path following the river through King George's Park.



Maps are not to scale and show approximate locations only

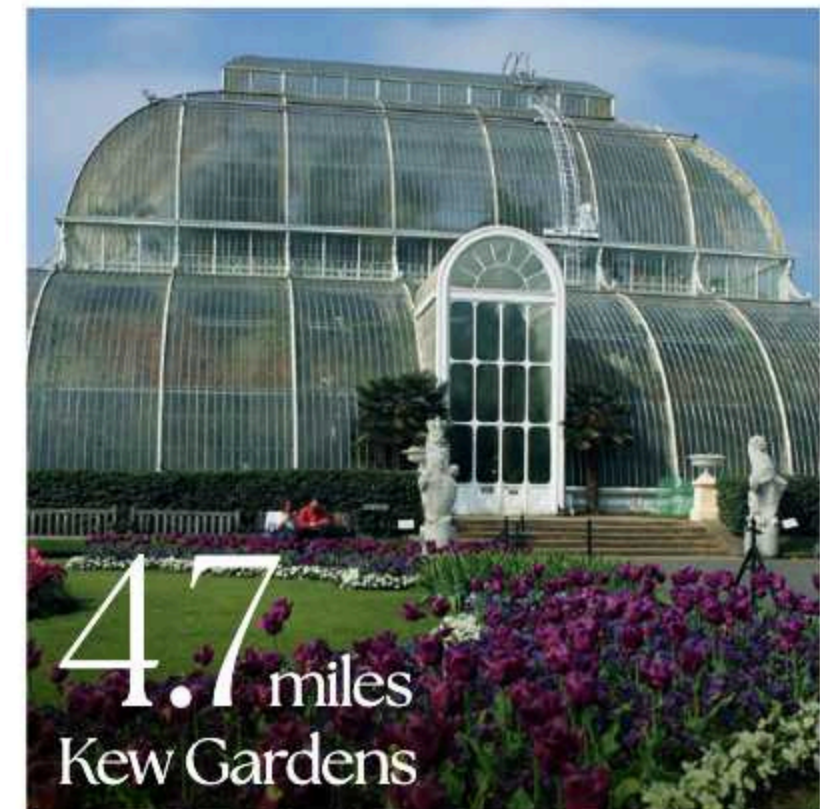
(TOTAL JOURNEY TIMES
FROM DEPARTURE STATION)

Times shown in minutes.

 $\ominus$ 

Travel times are approximate and represent total journey times from departure station.
Source for train times: TfL. Source for driving times: Google Maps

NOTABLE NEIGHBOURS



2.1 miles
Stamford Bridge

Venturing slightly further afield, you can enjoy spotting deer in the National Nature Reserve at Richmond Park, watch a world famous football game at Stamford Bridge or get close to nature at the Royal Botanic Gardens at Kew.

Wimbledon is a short distance away where horse riding, running and golf are all popular on the common. It is also home to the All England Lawn Tennis and Croquet Club and the world famous Wimbledon Grand Slam Tennis Championships.





WANDSWORTH MILLS OFFERS TWO
LIFESTYLES IN ONE: THE ENERGY AND
BUSTLE OF LONDON AND THE NATURAL
CALM SERENITY OF THE RIVERSIDE.
BURSTING WITH MODERN VIBRANCY, THIS
ESTABLISHED URBAN VILLAGE IS A PLACE
WHERE HISTORY, DESIGN, ECOLOGY AND
WELLNESS COMBINE TO CREATE A LIVING
EXPERIENCE LIKE NO OTHER.



INTRODUCING CENTRAL WATERSIDE LIVING

- 1 THE ARTISAN TOWER
- 2 CARMINE HOUSE
- 3 COPPERSMITH ROW
- 4 INDIGO HOUSE
- 5 AZURE HOUSE
- 6 THE STABLES
- 7 RUBIA HOUSE
- 8 THE RETREAT
- 9 THE RAM QUARTER

THE RETREAT AT WANDSWORTH MILLS

CONCIERGE

*In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Subject to planning permissions.

THE RIVER
WANDLE

9 **RAM**
QUARTER
SW18

Site plan of Wandsworth Mills is
indicative only and subject to change

WHERE THE WANDLE FLOWS

Landscaped green spaces on the banks of the River Wandle – which boasts 12 local nature reserves along its length – offer an oasis amid the bustle of this thriving neighbourhood. Kingfishers and sticklebacks benefit from ongoing conservation efforts that promote and protect biodiversity on this historic waterway.



Computer generated image, indicative only



Computer generated image, indicative only

310 
yards of sleeper stones from
the 18th century Surrey Iron
Railway will be repurposed
into the development.



Computer generated image, indicative only



THE STABLES, DRAWING IN THE TASTEMAKERS OF LONDON

The Grade II listed Stables building will be lovingly restored and renewed to become a recognised retail and dining destination. The building will retain its historic character, emphasising the heritage of this important new site. The square will become a natural focal point for the development, a place where residents and the public alike can meet and enjoy the ambience.

A NEW HEART FOR WANDSWORTH

The restoration of the **Grade II**

listed Young's Stables will
create a landmark dining
destination for the area.

Computer generated image, indicative only

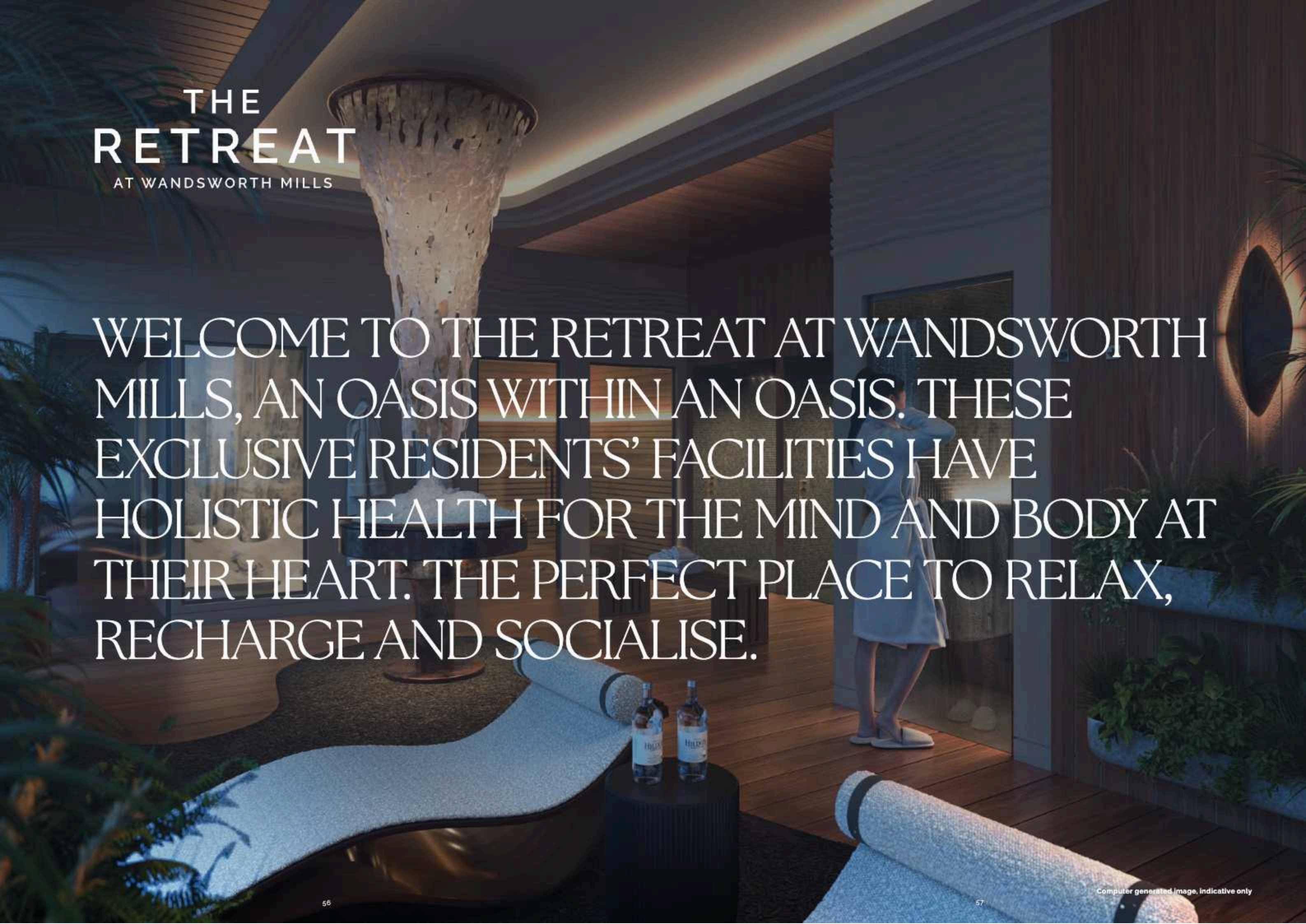
70



newly planted
trees to increase
local biodiversity

EXPERIENCE THE JOY OF
NATURE, BRINGING LIFE
BACK TO THE RIVER

Computer generated image, indicative only



THE RETREAT

AT WANDSWORTH MILLS

WELCOME TO THE RETREAT AT WANDSWORTH MILLS, AN OASIS WITHIN AN OASIS. THESE EXCLUSIVE RESIDENTS' FACILITIES HAVE HOLISTIC HEALTH FOR THE MIND AND BODY AT THEIR HEART. THE PERFECT PLACE TO RELAX, RECHARGE AND SOCIALISE.



REPLENISH YOUR MIND, BODY & SOUL

Step into tranquility at The Retreat at Wandsworth Mills, over 15,000 sq ft of hotel-style facilities set across three floors of The Artisan Tower. This exclusive residents' club has health and wellbeing at its heart, offering the perfect place to relax, recharge and socialise. From the Aqua Sanctuary and thermal spa to the screening rooms and dining room, from the boutique gym and state-of-the-art virtual games room to the serene library space and luxurious residents' lounge, all of your wellness needs are met at Wandsworth Mills.

Computer generated image, indicative only

HEALTH & WELLBEING

"What's the secret to living a long and healthy life?" The answer goes far beyond diet and exercise alone.

Achieving optimal wellness requires meeting five core needs; spiritual, emotional, social, physical and intellectual. When any of these areas is neglected, it can have a negative ripple effect on all aspects of our life.

That's why it's important to find ways to bring our mind and body back into balance. Wandsworth Mills is designed to offer supportive self care that works around your busy schedule.



Fully-equipped gym with exercise studio



Sauna



Therapeutic vitality pools



24 hour / 7 days a week - personalised concierge service



Relaxing wellness pools



Two-storey Aqua Sanctuary

Computer generated and lifestyle images. Indicative only



SPIRITUAL



EMOTIONAL



SOCIAL



PHYSICAL



INTELLECTUAL

YOUR EVERY NEED TAKEN CARE OF

The boutique hotel-style concierge is at residents' disposal 24/7. With a team of dedicated professionals on hand to assist with all of your needs, the concierge is committed to providing the highest level of service and attention to detail.

From dog walkers and dry cleaning to childcare - or simply a fantastic floral bouquet, our team are there to ensure you get the very best services available.

All you have to do is relax and enjoy all that Wandsworth Mills and the surrounding area have to offer.

THE RETREAT AT WANDSWORTH MILLS



AQUA SANCTUARY



FULLY-EQUIPPED GYM



TREATMENT ROOM



THERMAL SPA



LIBRARY



2 SCREENING ROOMS



VIRTUAL GAMES ROOM

PRIVATE LOUNGES
AND DINING AREAS

Over
15,000 sq ft
of hotel-style facilities

Computer generated image, indicative only

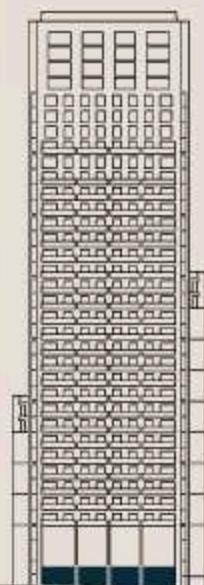
THE RETREAT

AT WANDSWORTH MILLS

Set across three entire floors of The Artisan Tower, the private residents' facilities offer an exceptional living and self-care experience. Whether you are looking to stay fit, meet with friends or screen movies, there is something on offer for all.



Maps are not to scale and show approximate locations only



GROUND
LEVEL



RIVER
WANDLE

GROUND LEVEL

1 CONCIERGE

The boutique hotel-style concierge is at residents' disposal 24/7. With a team of dedicated professionals on hand to assist with all of your needs,

2 FUTURE COMMERCIAL/ OFFICE SPACE

Computer generated floorplan of The Retreat is indicative only and subject to change

LEVEL 1

WELLNESS

3 THERMAL SPA

The luxury spa is a haven of relaxation and rejuvenation. Offering a range of holistic experiences to soothe mind, body and soul, it promotes a sense of wellbeing. Three therapeutic vitality pools, a relaxing treatment in the steam room or sauna, an invigorating snow room and three massaging showers complete the experience. The space offers an ice and water fountain and a dedicated relaxation area with loungers.

4 AQUA SANCTUARY

The indoor swimming pool oasis is a breathtaking retreat designed to create a unique and tranquil experience. The tropical pool is nestled within lush elegant greenery, whilst floor to ceiling glazing allows the space to be flooded with natural light. Meandering pathways lead to secluded seating areas and tree houses woven into the landscape.

5 PRIVATE TREATMENT ROOM

The private treatment room provides a space where residents can enjoy specific wellness treatments provided by professional external therapists, be it massages, facials or a manicure.

FITNESS

6 FULLY EQUIPPED GYM

The gym is designed to cater to the diverse needs of its members. Providing a cardio area, complete with treadmills, elliptical machines, bikes and rowing machines, a strength training area with weight machines and free weights and a tranquil studio space for yoga or private gym sessions or classes.



LEVEL 1

Computer generated floorplan of The Retreat is indicative only and subject to change

LEVEL 2

WORK SPACES & ENTERTAINMENT

7 LOBBY LOUNGE

Meet your friends or colleagues here in this comfortable space whilst waiting for your golf or cinema experience.

8 MEETING ROOM

Host meetings in person or virtually in the comfort of a fully equipped private meeting room with audio visual technology to support presentations.

9 PRIVATE DINING AREA

A versatile space available for hire to entertain your family and friends or host an event. Elegantly designed to offer formal seating, bar seating and a lounge area. An equipped kitchen can accommodate caterers for extra special occasions.

10 RESIDENTS' LOUNGE

Residents can relax, socialise and unwind in the open plan lounge enjoying views of the River Wandle and its surroundings. A bar area provides tea and coffee throughout the day and the games room has its own pool table.

AT YOUR LEISURE

11 SCREENING ROOMS

Two state-of-the-art screening rooms specifically designed to fully enhance the cinematic experience with tiered seating and large screens. One room is more intimate with plush sofas and footstools whilst the other is laid out in a premier screening style with fully reclining armchairs for your comfort.

12 LIBRARY

Lose yourself in a space that provides an intimate, cosy atmosphere to quietly enjoy a book by an open fire, within a room lined with bookshelves.

13 VIRTUAL GAMES ROOM

Hone your golfing skills, sing karaoke and play virtual games in this immersive environment, or just relax in the lounge area watching your friends play. The green screen space is perfect for those who want to get creative.

14 TREEHOUSES

Your secret hideaway to relax within the Aqua Sanctuary space whilst enjoying an elevated view of the pool and greenery.



Computer generated floorplan of The Retreat is indicative only and subject to change

NATURE-BASED WELLBEING - INDULGE YOURSELF IN THE AQUA SANCTUARY

A lush sanctuary inspired by the nearby Wandle Meadow Nature Park, the lagoon features a central pool with an organic, free-flowing design. Meandering waterways are surrounded by greenery and mature trees. With its cascading waterfall feature, it's a place that feels at one with nature, yet with all the comforts of a luxury retreat environment.

BRINGING THE OUTDOORS INDOORS

Towering treehouses and elevated wooden walkways lend a natural grandeur to this two storey wellness space. Comfortable seating nooks are woven into the dynamic landscape of the pool - places for residents to find a moment of peace and calm in the midst of busy urban lives.

A lush sanctuary
stretching

7.3m high

Computer generated image. Indicative only



IMMERSE YOURSELF IN ENJOYMENT

Improve your circulation, sleep patterns and immune system in the beautifully designed thermal spa.

Featuring a steam room and three pools; hot, warm and ice cold for plunging, it is the perfect place to unwind and rejuvenate.

A snow room and a state-of-the-art infrared sauna also allow residents to create their own wellness journey, improving mind and body with every visit.



Lifestyle Image, Indicative only

REVIVE, REJUVENATE, RENEW

The luxury thermal spa at The Retreat at Wandsworth Mills is the ultimate wellness experience for busy urbanites. In addition to indulging in the hot and cold facilities on offer, take time out to relax in the dedicated lounge space, look out across the views of the landscaped banks of the River Wandle, or transport yourself with an immersive wellness shower.



Computer generated image, indicative only

YOUR BODY, IN BALANCE. WORK OUT YOUR WAY

A fully equipped gym offers modern fitness equipment and a multi-functional space for yoga, pilates or self-directed workouts using a fitness mirror. Clean lines and ambient lighting create a warm and welcoming atmosphere, making it the ideal place to work out whether your motivation is strength training, flexibility or general fitness.

Computer generated image, indicative only



Computer generated image, indicative only

SUPPER CLUB

Lounge, bar and dining areas that transition seamlessly from day to night, including a private dining room where you can host up to 20 guests. Available for private hire, it offers a stylish option for entertaining, whatever the nature of your special event. For larger gatherings, a catering kitchen is also available for hire.

SPACE TO THINK

With the feel of an intimate library that you might find in a grand, stately home, this comfortable, modern space is designed with contemplation in mind. Take time out in a quiet corner, sit by the open fire or get lost in a good book – it is a hideaway in which to truly unwind.

Computer generated image, indicative only



Computer generated image, indicative only

SIT BACK AND RELAX WITH YOUR FAVOURITE STARS

When it's time to connect with friends and family, two screening rooms offer the perfect opportunity for socialising. They provide a sanctuary to escape to another place, getting lost in the storyline of your favourite film.

An extension of your living space, Screen One offers beautifully designed sofas with side tables for the perfect way to entertain your nearest and dearest in a relaxed, intimate setting.

A WORLD OF CINEMATIC ENTERTAINMENT AT YOUR FINGERTIPS

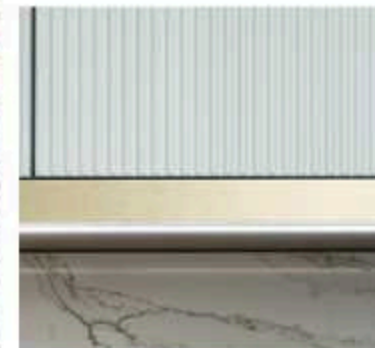
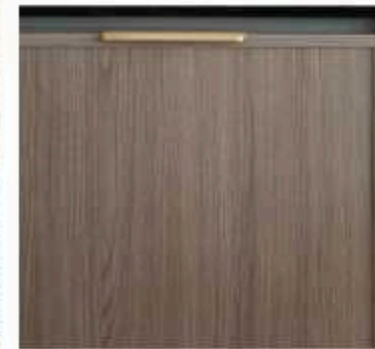
Screen Two offers a screening room setting for movie premieres with luxurious arm chairs, side tables and leg rests for an indulgent and private cinema experience.



Computer generated image, indicative only



CAREFULLY CURATED CONTEMPORARY
HOMES WITH THOUGHTFULLY DESIGNED
SPACES, BEAUTIFUL FINISHES AND
TWO QUALITY SPECIFICATIONS. THERE
ARE HOMES FOR EVERY TASTE, FROM
THE MOST DISCERNING MODERNISTS
TO LOVERS OF HERITAGE TOUCHES.



WHERE QUALITY AND DESIGN INTERTWINE

Quality craftsmanship and attention to detail are part of the very fabric of Wandsworth Mills. Contemporary design subtly reflects the area's rich heritage of weaving and fabric dyeing.

The legacy of the mills and the skills of the Huguenots provide the inspiration for two collections of homes. The Waterhouse Collection, brimming with bespoke decor and high-end finishes, offers superbly well-appointed premium homes. The Aurora Collection delivers an elevated living experience for those seeking enhanced specifications and the finest details.



Showhome photography showcasing the Aurora Collection specification in the Printmakers palette. Indicative only. Exclusions apply, please speak to your Sales Consultant for further information

LUXURY APPLIANCES, MODERN DINING, TAILORED SPACES

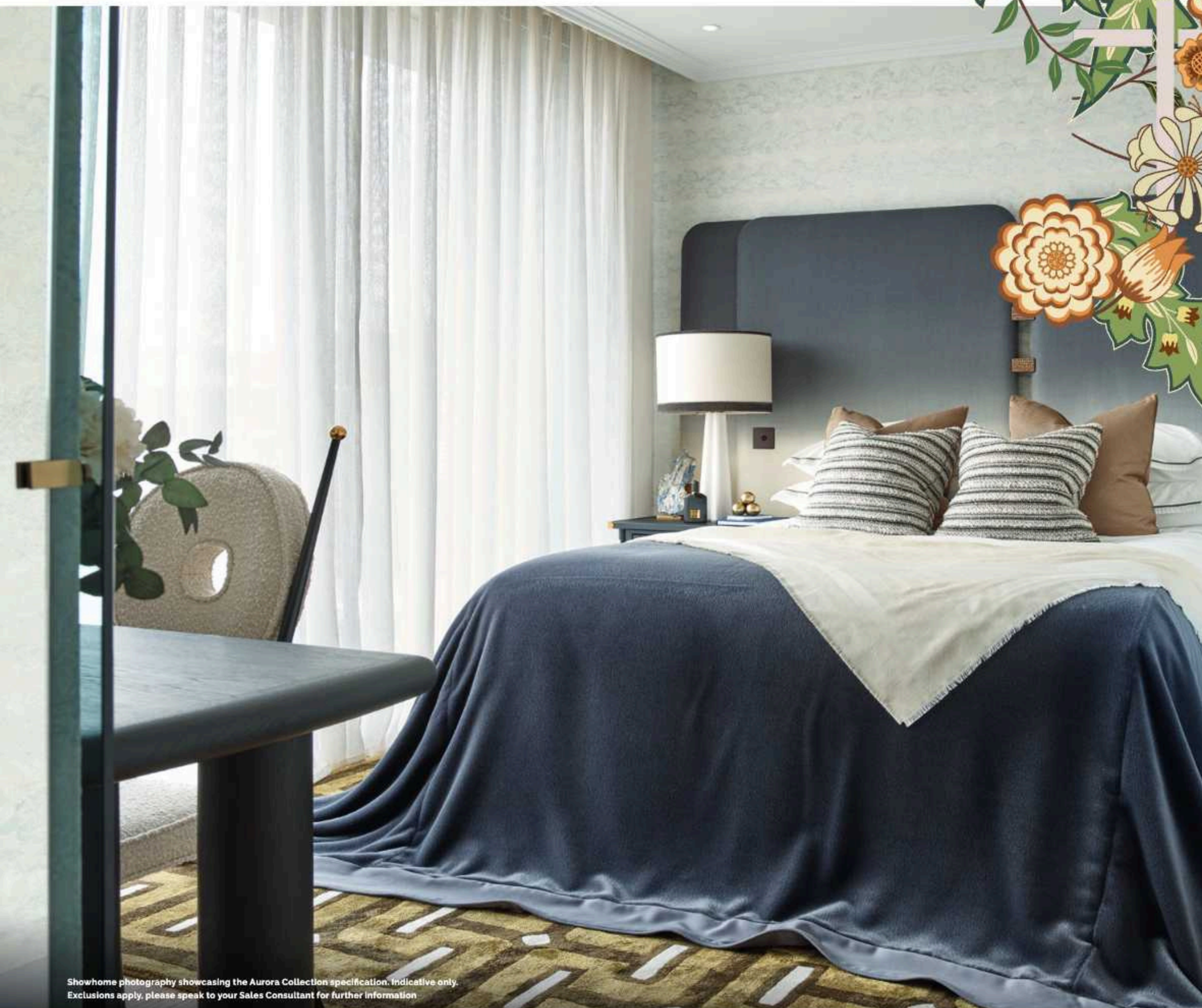
Tailored design optimises the space between the living area and kitchen. Neutral yet bold, there are two colour options available.

The Printmakers palette has Grey Vincenzo Oak cupboards and a Warm Golden Oak floor. The Weavers palette uses Brown Tossini Elm and a Grey Oak floor. Both palettes are offset with crisp off-whites embellished with metallic highlights.

Understated simplicity is enhanced by subtle detailing with bespoke lighting bringing the space to life. The clever use of metals and fluted unit doors gives a contemporary feel.



Showhome photography showcasing the Aurora Collection specification in the Printmakers palette. Indicative only. Exclusions apply, please speak to your Sales Consultant for further information



Showhome photography showcasing the Aurora Collection specification. Indicative only.
Exclusions apply, please speak to your Sales Consultant for further information

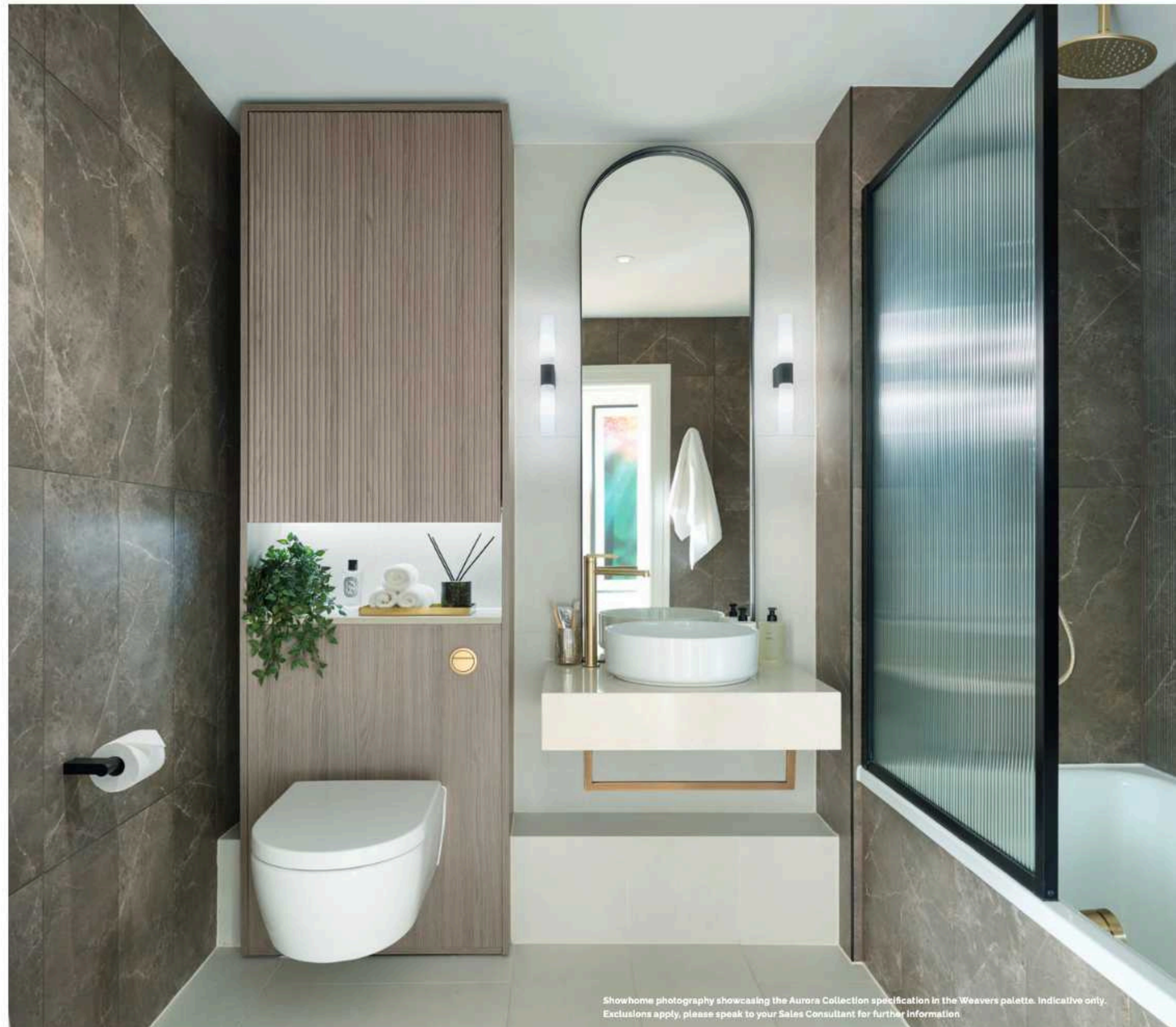
A PERFECT NIGHT'S SLEEP

Carefully considered design features are the hallmark of the bedrooms. The rooms have wool carpets in a choice of two palettes and fitted wardrobes with bespoke white fluted doors* and integrated lighting. Everything has been thought of to ensure you get the perfect night's sleep.

*in Manhattan and one bedroom apartments,
and bedroom one in two bedroom apartments

ELEGANTLY DESIGNED BATHROOMS

Layered features pull the theme of weaving through into the bathrooms, with marble contrasting, fluted glass and textured wood panels. Unique lighting and high-quality accessories complete what is a relaxing and elegantly designed space.



Showhome photography showcasing the Aurora Collection specification in the Weavers palette. Indicative only. Exclusions apply, please speak to your Sales Consultant for further information.



OUR COMMITMENT TO OUR CRAFT
THREADS THROUGH ALL OF OUR
DEVELOPMENTS AND WANDSWORTH MILLS
IS NO EXCEPTION. WITH CONSIDERATION
AND CARE, WE CREATE PLACES WITH
PEOPLE AT THEIR HEART, SUSTAINABILITY
IN MIND AND QUALITY AT THE CORE.
THEY ARE THE EPITOME OF MODERN
URBAN LIVING.



DESIGNED FOR LIFE

At St George, we are committed to creating great places where people love to live, work and relax. Here the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two St George customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of St George developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

 **Berkeley**
Group
Proud members of
the Berkeley Group

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



Royal Exchange, Kingston. A St George development. Lifestyle images, indicative only

MYHOME PLUS

MyHome Plus is an online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world. This section provides you with an overview of MyHome Plus key features to enhance your customer journey.

KEY FEATURES

This section provides you with an overview of MyHome Plus key features to enhance your customer journey.

1. FILING CABINET

In the Filing Cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. MEET THE TEAM

This section provides an introduction to your dedicated Sales Consultant and Customer Service Manager. You will be able to view their contact details and contact them directly from the platform.

3. OPTIONS & CHOICES SELECTION

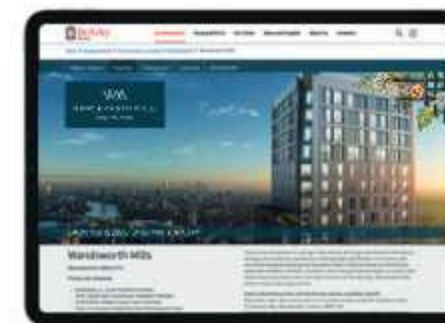
When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see the different options, the selection deadline date and submit your choice in this section of MyHome Plus. See the Next Steps section for further detail on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

5. MY GUIDES

View and download your buying and living guides to support you step-by-step through your journey with us.



NEXT STEPS

STEP 1

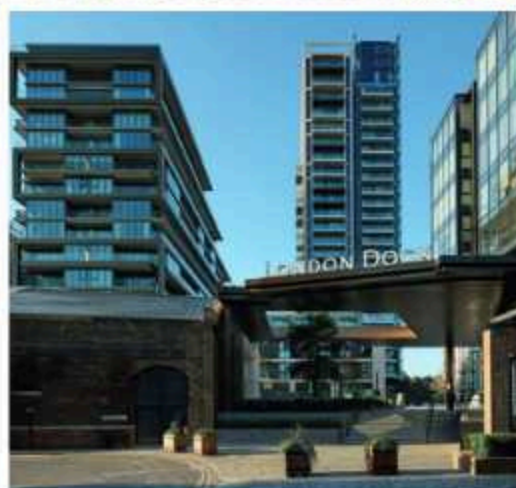
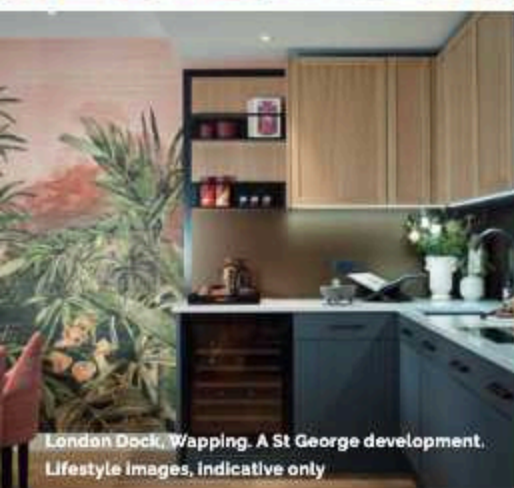
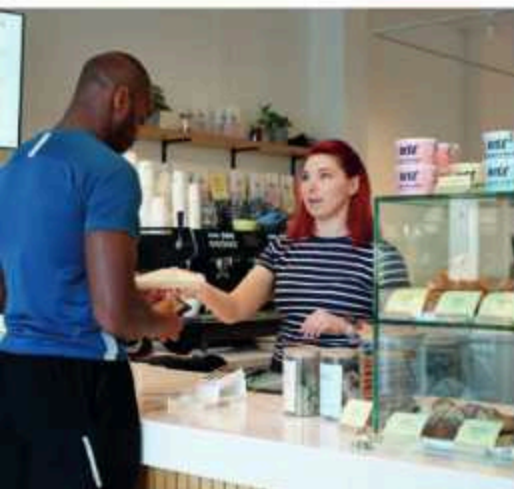
Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.

STEP 2

Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes which you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

myHome
PLUS

CREATED BY ST GEORGE: OUR DIFFERENCE



London Dock, Wapping. A St George development.
Lifestyle images, indicative only

AT ST GEORGE, WE DESIGN FOR LIFE

Transforming unique parts of the capital is our speciality. We sustainably regenerate previously neglected areas into high-quality and mixed-use housing, creating new spaces where people are both happy and proud to live. London is a city in global demand and uncovering space to create suitable housing to meet that demand is harder than ever. We achieve the seemingly impossible by searching out overlooked and under-appreciated areas that can be transformed into beautiful housing that meets the needs of aspirant city-dwellers. We believe people, partnerships, and a shared vision are key to successfully delivering thoughtfully designed homes and to create thriving communities. We have been designing and building such spaces for decades. We are driven to create a lasting legacy for the capital and its people, through collaboration and partnerships.

OUR VISION IS TO DEVELOP SITES THAT HAVE BEEN CLOSED TO THE PUBLIC FOR DECADES AND RECONNECT THEM TO THE COMMUNITY

We want the places built by St George to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe. We believe beautiful landscaped open spaces give room to breathe and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments. To pioneer a landscape-led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's wellbeing within that space can be emphasised through positive design.

ST GEORGE AIMS TO BUILD YOUR HOME TO A HIGH STANDARD OF DESIGN AND QUALITY AND HAS OVER 40 YEARS OF EXPERIENCE OF DELIVERING

When you buy a new home from us it comes with a 10-year NHBC warranty – the first two years of which are covered by St George. However, over and above this, we will take a reasonable approach to resolving issues, even if they fall outside of the warranty criteria or time periods. In other words, we will stand by our product and work with you to find an appropriate, fair and reasonable resolution to any issues that may arise in the future. All of our customers are provided with a commitment that when they buy a new home from St George, they can be safe in the knowledge that it is built to a high standard of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience.

CUSTOMERS

Choosing your home is one of the most exciting and important decisions you can make, but it is also a challenge. From location to amenities, connections to education, there are so many factors to weigh up.

At St George, we understand what you're looking for in a new home and we are dedicated to designing and building exceptional places that meet your needs.

We design for everyone: from families to first-time buyers, students to retirement communities, always considering the ever-changing need for space innovation and integrated technology. The service we provide goes beyond the contract, committing to the developments we create and our long-term involvement with those who live there. To us, places are about people.

TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work: embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our 10-year plan which sets out how we will achieve this.

OUR VISION
2030
TRANSFORMING TOMORROW

TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.

TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

London Dock, Wapping. A St George development. Lifestyle images, indicative only

CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated St George Customer Service representative will help with any questions you may have.

HERE IS WHAT YOU CAN EXPECT:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be able to create your MyHome Plus account and access this online platform to view all the information about the development, your property, the construction progress and the buying process
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- Upon handover, we'll meet you on site to demonstrate all the functions and facilities of your new apartment
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year building warranty
- Finally, we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues – perfectly.



Lifestyle images, indicative only



Investor in
Customers®
Gold 2022



THE BERKELEY FOUNDATION

WE ARE COMMITTED TO MAKING
A REAL AND LASTING DIFFERENCE
TO THE COMMUNITIES WE SERVE

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future. Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.



The Boury Academy, Berkeley Foundation. Lifestyle Images, indicative only



Street Elite Women's cohort, Berkeley Foundation. Lifestyle Images, indicative only

 **Berkeley**
Foundation

berkeleyfoundation.org.uk
berkeleygroup.co.uk

ENSURING SUSTAINABILITY AT WANDSWORTH MILLS



PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Wandsworth Mills.



NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Wandsworth Mills, we have created natural habitats that encourage wildlife to flourish as well as clearing the River Wandle. We are working with the Wandle Trust & Park Hood to engage residents in the natural landscapes that we have created.



WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.



WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.



ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, [and have been fitted with mechanical ventilation units with heat recovery (MVHR)]. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.



SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.



NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.



CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Wandsworth Mills we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.



SUSTAINABLE TRANSPORT

Wandsworth Mills is situated within walking distance to multiple bus stops and train stations. Buses and trains provide regular and reliable transport around London and surrounding areas. We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.



STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with an on-site team and residents to ensure the development remains in pristine condition.



FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes.