

WM  
WANDSWORTH MILLS  
LONDON SW18



## APARTMENT 172 THE ARTISAN TOWER

Manhattan, 10<sup>th</sup> Floor, South-West Aspect

TOTAL INTERNAL AREA	TOTAL EXTERNAL AREA	PRICE	EST WEEKLY RENTAL*	ANTICIPATED COMPLETION
505 FT <sup>2</sup>	113 FT <sup>2</sup>	<b>£605,000</b>	£495	Q1 – Q2 2027



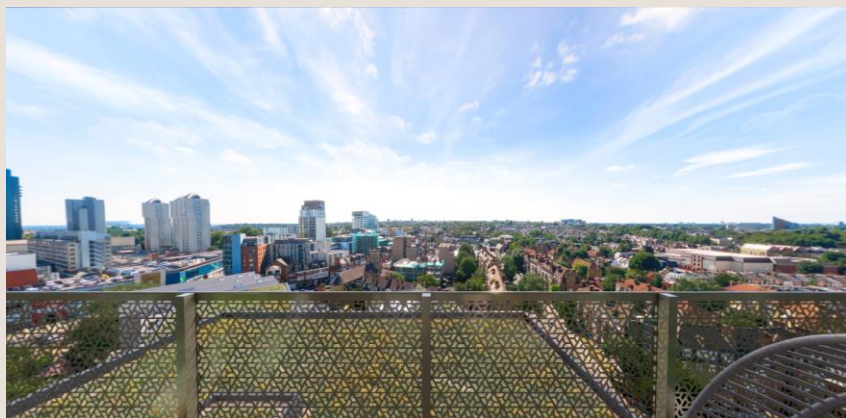
### 10TH FLOOR

KITCHEN	2.80m x 3.48m	9'2" x 11'5"
LIVING ROOM	3.40m x 3.48m	11'2" x 11'5"
BEDROOM	3.10m x 2.28m	10'2" x 7'6"
BALCONY	5.52m x 1.53m	18'1" x 5'0"

TOTAL INTERNAL AREA  
47 sq.m / 505 sq.ft

TOTAL EXTERNAL AREA  
11 sq.m / 113 Sq.ft

### CGI VIEWS



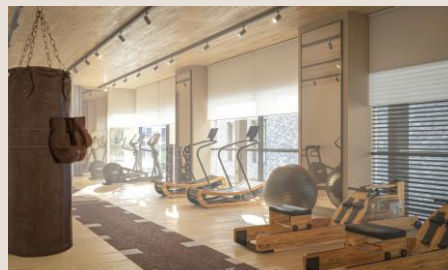
### HIGHLIGHTS

- Access to balcony from living room and bedroom
- Views overlooking the open landscape
- Additional storage space off kitchen

DISCLAIMER Please note: Floorplans shown for Wandsworth Mills are for approximate measurements only. Mechanical, electrical and drainage design may impact on the layouts. Areas are Net Saleable Area (NSA) measured in accordance with RICS 6th edition Code of Measuring Practice. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. To accommodate equipment for comfort cooling, a lower ceiling height of not less than 2350mm in localised areas such as kitchen, bedrooms, hallways and bathrooms. Flooring orientation is indicative only. Furniture layouts are indicative only. Kitchen layout is indicative only. Beds shown on plans are king size – 1.5m wide and 2m long. Homeowners to ensure any furniture and other permitted items are properly secured or taken inside when not in use to prevent them blown from balconies or terraces causing serious damage and injury below. Colours are indicative only and may vary depending on customer palette selection. Views are indicative only. Please ask Sales Consultant for further information. \*Estimated rental figures supplied by Benham & Reeves and Savills. Computer-generated images and showhome photography are indicative only and subject to change.







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