



# DEVELOPMENT GUIDE

THE  
ARTISAN  
TOWER

WM  
WANDSWORTH MILLS  
LONDON SW18



WANDSWORTH MILLS

LONDON SW18

# SPECTACULAR; MORNING, NOON...

Discover your new home on the banks of the River Wandle, where 383 beautifully appointed homes create a welcoming neighbourhood for stylish urban living. Over 15,000 sq ft of sophisticated facilities across three levels, from private screening rooms to a two storey Aqua Sanctuary, gym and thermal spa, are complemented by modern heritage touches that nod to the unique and fascinating history of the area. Living on the Wandle combines relaxed elegance with a vibrant new local community.

# ...AND NIGHT

Wandsworth Mills is a place where history, design and ecology come together to form a unique living experience. The 3.4 acre neighbourhood will host a collection of design-led apartments and townhouses, seamlessly combining high specification new homes with landscaped gardens alongside Grade II listed buildings.



|                        | THE ARTISAN TOWER | INDIGO HOUSE | AZURE HOUSE |
|------------------------|-------------------|--------------|-------------|
| HOMES                  | 166 private       | 63 private   | 30 private  |
| STOREYS                | Ground + 34       | Ground + 6   | Ground + 5  |
| COMMERCIAL SQ FT (NIA) | 5,111             | 4,776        | 4,499       |
| USE                    | Mixed-use         | Mixed-use    | Mixed-use   |

| RUBIA HOUSE         | CARMINE HOUSE | COPPERSMITH ROW                    | THE STABLES |
|---------------------|---------------|------------------------------------|-------------|
| 74 shared ownership | 34 private    | 16 private townhouses (conversion) | -           |
| Ground + 11         | -             | -                                  | -           |
| 5,263               | 2,307         | -                                  | 12,852      |
| Mixed-use           | Mixed-use     | Residential                        | Retail      |

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



# WANDSWORTH MILLS

LONDON SW18



Computer generated image, indicative only

## LOCALLY LONDON



## THE CITY IN MINUTES

BY RAIL FROM  
WANDSWORTH TOWN  
(15 MIN WALK)



BY TUBE FROM  
EAST PUTNEY  
STATION  
(20 MIN WALK)



\*Requires train/tube changes

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

Times shown in minutes

# REASONS TO BUY



## GOOD INVESTMENT

House prices in Wandsworth are forecast to rise by 18% over the next five years.<sup>1</sup>



## EXCELLENT VALUE

More affordable price point than neighbouring Hammersmith & Fulham and Kensington & Chelsea Boroughs.



## HIGH-QUALITY SPECIFICATION

High specification with residents' amenities akin to central London Zone 1 developments.



## SELECTION OF ARCHITECTURE

A combination of low-rise and high-rise, new build and refurbished townhouses and apartments providing choice for all tastes and budgets.



## 24-HOUR CONCIERGE

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, day and night.



## SPECTACULAR VIEWS

Views of the River Thames and across the city from Level 17\* and above of The Artisan Tower.



## WELL CONNECTED

Getting around is easy by car, tube, train, boat and bus (including future improvements to cycling and pedestrian routes).



## GLOBALLY CONNECTED

London Heathrow Airport and London Gatwick Airport both less than an hour by car or public transport.



## ICONIC LONDON

Close to famous locations such as the new luxury shopping destination at Battersea Power Station, King's Road, Sloane Square and Knightsbridge.



## THE RETREAT AT WANDSWORTH MILLS

High quality resident facilities set over three floors spanning over 15,000 sq ft including:

- 24-hour concierge
- Two storey Aqua Sanctuary
- Residents' lounge and games room
- Fully equipped gym
- Thermal spa with sauna, steam room, snow room and ice fountain
- Private screening rooms
- Private dining room and event space
- Library
- Virtual games room with golf simulator, shooting, karaoke and green screen with editing facility.



## QUALITY EDUCATION

Wandsworth has some of the best secondary schools in the country with 100 per cent rated 'good' or 'outstanding' by education watchdog Ofsted. Currently 95 per cent of Wandsworth's primary schools are classed as either 'good' or 'outstanding'. In addition the top rated universities of Kingston and Roehampton are both within a 15 minute drive.<sup>1</sup>



## SHOPPING, CULTURE AND CULINARY DELIGHTS

On the doorstep of a wide range of bars, restaurants, galleries and retail choices. From independent brands and high street favourites to Michelin-starred restaurants.



## ONE OF THE GREENEST BOROUGHS

1,700 acres of parks, commons and gardens within two miles. This includes Wandsworth Park, King George's Park & the vast 171-acre Wandsworth Common - all within walking distance.



## WATERSIDE LIVING

Lush plazas and gardens form 2,000 sq m of open public space. With 70 newly planted trees and 210 m of landscaped river bank frontage, this biodiverse environment creates a pleasant oasis-like feel, benefiting nature and residents alike.

Source:

<sup>1</sup> CBRE (Wandsworth Town - Area Guide - November 2022 report).

\*to selected apartments

Computer generated image, indicative only



Two-storey Aqua Sanctuary  
Computer generated images, indicative only

# YOUR WELLBEING AT THE HEART OF WANDSWORTH MILLS

## THE RETREAT

AT WANDSWORTH MILLS

Over 15,000 sq ft of hotel-style facilities set across three floors of The Artisan Tower, these exclusive residents' facilities have health and wellbeing at their heart, offering the perfect place to relax, recharge and socialise.

From the Aqua Sanctuary, to the gym and thermal spa, all of your wellness needs are taken care of.



Entrance and concierge



# BEAUTIFULLY APPOINTED FACILITIES



Computer generated images, indicative only

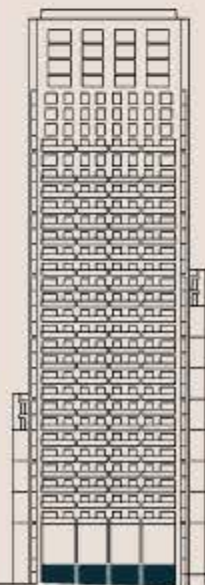
# THE RETREAT

## 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



## 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



# THE ARTISAN TOWER

## YOUR QUESTIONS, ANSWERED

### CAN I PARK MY CAR?

Situated on the basement level, there are 55 spaces and 6 private garages. The 55 spaces will be unallocated - 36 of these are for sale as RTPs and 19 are currently allocated for shared ownership.

The car park is serviced by two car lifts which operate at a speed of 1 meter/per second and the shutters to the car lifts will be operated using number plate recognition. Each car lift is 2600mm wide x 8270mm deep x 2200mm high.

There is a traffic light system at basement level controlling the car lifts, and the expected wait time including dwell time/door close and travel is approximately 2 minutes.

Electric car charging will be available in a number of parking spaces, and the energy usage is monitored, billable to the user.

The basement has sprinkler systems in place. Right To Park (RTP) can be purchased for £60,000 for selected 3 bedroom apartments only and is subject to availability.

Purchased car parking spaces will be subject to an annual service charge of £980 per space. This may be subject to review and change between now and date of completion, and is likely to rise in line with the Retail Price Index (RPI).

### IS THERE A PRIVATE GARAGE?

Within the basement car park there are also a number of garages with painted blockwork walls and concrete floors. Each have a power meter water supply and a gully for wash down facility. A roller shutter door with wireless safety edge and both key switch and remote control operation is provided.

Residents using the private garages will be charged an annual service charge of £1440 per annum.

### IS THERE A CYCLE PARK?

The cycle store for The Artisan Tower is located on the ground floor of Indigo House. The store has a two-tier bike rack, which is gas assisted for ease of use. A total of 203 spaces are designated to The Artisan Tower, 10 of which will be accessible.

The door will have secure access using an electronic lock. A bike repair & pump station will be provided.

### WHERE DO I COLLECT MY POST / PARCELS?

There is a parcel/post store located at the concierge desk (to the right-hand side of the main entrance). Post will be delivered here for residents to collect. Parcels can be also be held in this area and the resident will be notified to collect.

### DELIVERIES

There is a ground floor service area in the centre of Indigo House. All deliveries will be via this service point. Supermarket/oversized package delivery drivers will need to park at this location at a pre-arranged time slot, managed through concierge and deliver their payload on foot from that point.

Parcel storage within The Artisan Tower should be large enough to accommodate all parcels for residents within the building. In which the Concierge will oversee.

### FOOD DELIVERIES

Food deliveries at The Artisan Tower are made via the concierge and can be delivered directly to the front door of the home.

### REFUSE & RECYCLING

The refuse and recycle store for The Artisan Tower is located at basement level. The Estate Management team will service this room on a daily basis transporting refuse and recycling to the central pick-up point in Indigo House, as part of the Estates Management service.

### GLASS/FACADE CLEANING

Glazing to apartments with balconies and terraces should be cleaned by the resident. All other glazing to apartments without access to terraces or balconies will be cleaned using a Building Maintenance Unit (BMU). This will take place twice yearly. This will be cleaned externally using a cradle system. The façade cladding will be cleaned using this cradle system within the same visit.

### ENERGY / HEATING

Apartment heating & cooling will be delivered using Variable Refrigerant Flow (VRF) fan coil units located in the ceilings with wall mounted temperature controllers in each room.

This will be supported with electric underfloor heating and electric towel radiators to bathrooms/en suites with individual controllers located in the utility cupboard. Hot water shall be provided with direct electric hot water storage cylinder.

There will be a separate monthly bill based on electrical consumption for the energy used by the VRF, Comfort Cooling and Heating services.

### GLASS REPLACEMENT

There are a mix of window types within The Artisan Tower – the approach to glazing replacement will be conducted internally where possible. For example, on the sliding doors within the lower level apartments.

There is a Building Maintenance Unit (BMU) located on the roof which will be used to replace glazing externally where it cannot be accommodated in the lift. For example, the large corner windows and the floor to ceiling glass on the top four levels. Maintenance to the façade would be carried out using the BMU cradle.

### FIRE STRATEGY

The building has been designed to operate a 'Stay Put' policy.

An evacuation alert system has been installed to each apartment which allows the fire service to evacuate the building, in the event they decide to do so, sounders will be located above the front door.

Two staircases have been provided: one staircase for the fire service and one for evacuation purposes, if this is deemed to be required.

There are 3 lifts in The Artisan Tower. 1 lift has been designed for firefighting and 1 lift has been designed for evacuation.

All communal corridors have fitted sprinkler systems.

All apartments have fitted sprinkler systems.

All apartments are fitted with smoke and heat detectors.

### THE LIFTS AND LOBBIES

There are 3 No x 13 person lifts operating from Basement to Level 34.

Speed of travel : 2.5 m/s. 40 seconds travel from Ground to Level 34.

Lift car is 1300mm x 1700mm x 2300mm high. \*Lift car sizes may vary and are subject to lift specification.

The lift lobby features a black marble tiled border framing inlaid carpet.

Concierge and residential amenities lift lobbies will be panelled in wood with brushed brass trims and detailing. They will also include feature brass wall lights adding elegant mood lighting further enhancing the spaces.

### COMMUNAL FLOOR LOBBIES / APARTMENT FRONT ENTRANCE

Carpet runs wall to wall in ante-lobbies.

Accent lighting is provided by wall or picture lights with a feature light above each front door.

Bespoke front door with reeded wooden panels is recessed within a deep wooden frame with bronze effect doorhandle and security eyehole.

Apartment number and doorbell are designed into the front entrance door set.

### CEILING HEIGHTS

Living Room/Dining Room: 2500mm

Bathrooms and Hallways: 2350mm

Under bulkhead areas in bedrooms and kitchen 2350mm.

Ceiling heights provided are general and may vary in other parts of the apartment.

### LANDSCAPING

The development benefits from a landscaping scheme designed in partnership with landscape consultants. The design incorporates the former Surrey Iron Railway and rich history of the location.

Surviving historical items have been featured in the scheme as a way of celebrating the history of the area. A unique and interactive heritage trail will preserve and showcase the artefacts for all to enjoy.

With 210m of landscaped riverbank and 70 newly planted trees, the site is a rich, biodiverse environment - including bee, bat and insect habitats within the scheme.

### PETS

Residents are allowed pets within the building with a valid pet licence. However, residents will be required to apply and pay an administration fee to obtain a pet licence.

### COMMERCIAL OPERATORS AT WANDSWORTH MILLS

There are 14 commercial units planned for the development. A1 (retail / shops) A3 (restaurants/café) and B1 (office use).

## THE DEVELOPMENT

- 383 new homes (309 private/74 shared ownership)
- The Artisan Tower features a ground floor + 34 levels
- Manhattan 1,2,3 and 4 bedroom apartments
- 9 Grade II listed converted townhouses providing 16 apartments
- 34,808 sq ft of commercial space
- Landscaped plazas, gardens and riverbanks.

## LOCATION

Located in Wandsworth, London SW18

## LOCAL AUTHORITY

London Borough of Wandsworth

## ESTIMATED COMPLETION

The Artisan Tower - from Q1 2027

## THE AMENITIES

- Three entire floors offering over 15,000 sq ft of hotel-style residents facilities
- 24-hour concierge located at lobby level of The Artisan Tower
- Aqua Sanctuary
- Fully-equipped gym
- Thermal spa with sauna, steam room, snow room and ice fountain
- Residents' lounge and games room
- 2 x Private screening rooms
- Private dining room and event space
- Library
- Virtual games room with golf simulator, shooting, karaoke and green screen with editing facility.

## OPENING TIMES

**The Retreat Residents' Amenities opening times are:**

Monday – Friday, 7am – 11pm  
Saturday – Sunday, 9am – 11pm

**Gym & Thermal spa:**

Monday – Friday, 6am – 10pm  
Saturday – Sunday, 8am – 10pm

**Aqua Sanctuary:**

Monday – Friday, 6am – 10pm  
Saturday – Sunday, 8am – 10pm

## TENURE

999 year leasehold

## WARRANTY

All homes benefit from a 2-year St George warranty and a 10-year insurance-backed building warranty by NHBC.

## SERVICE CHARGE

Year 1 service charge of £6.52 psf and a subsequent Year 2 service charge of £6.86 psf. (may be subject to review and change between now and date of completion).

There will be a separate monthly bill based on electrical consumption for the VRF system service.

Car parking service charge will be £960 per space/per annum. (may be subject to change, and includes buildings insurance, external window cleaning, 24-hr concierge, operation of services, leisure facilities, landscaping, M&E, general maintenance, staffing, and contribution to reserves and fees.

## RESERVATION TERMS

Reservation fee of £5k per home up to £1m  
Reservation fee of £10k per home over £1m

1. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days
2. A further 10% of purchase price payable 12 months after exchange of contracts
3. A further 5% advance payment payable within 18 months of exchange of contracts
4. Balance of 75% payable on completion

For reservation payment: we accept Visa and Mastercard; however, we do not accept American Express or Union Pay.

## GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

## DEVELOPER

St George is a proud member of the Berkeley Group, one of the UK's premier house builders and a FTSE100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the south of England for more than 40 years. Renowned for fantastic homes in amazing places, Berkeley Group believe in placemaking, not just housebuilding, and create sustainable places where people aspire to live.

## VENDORS SOLICITOR

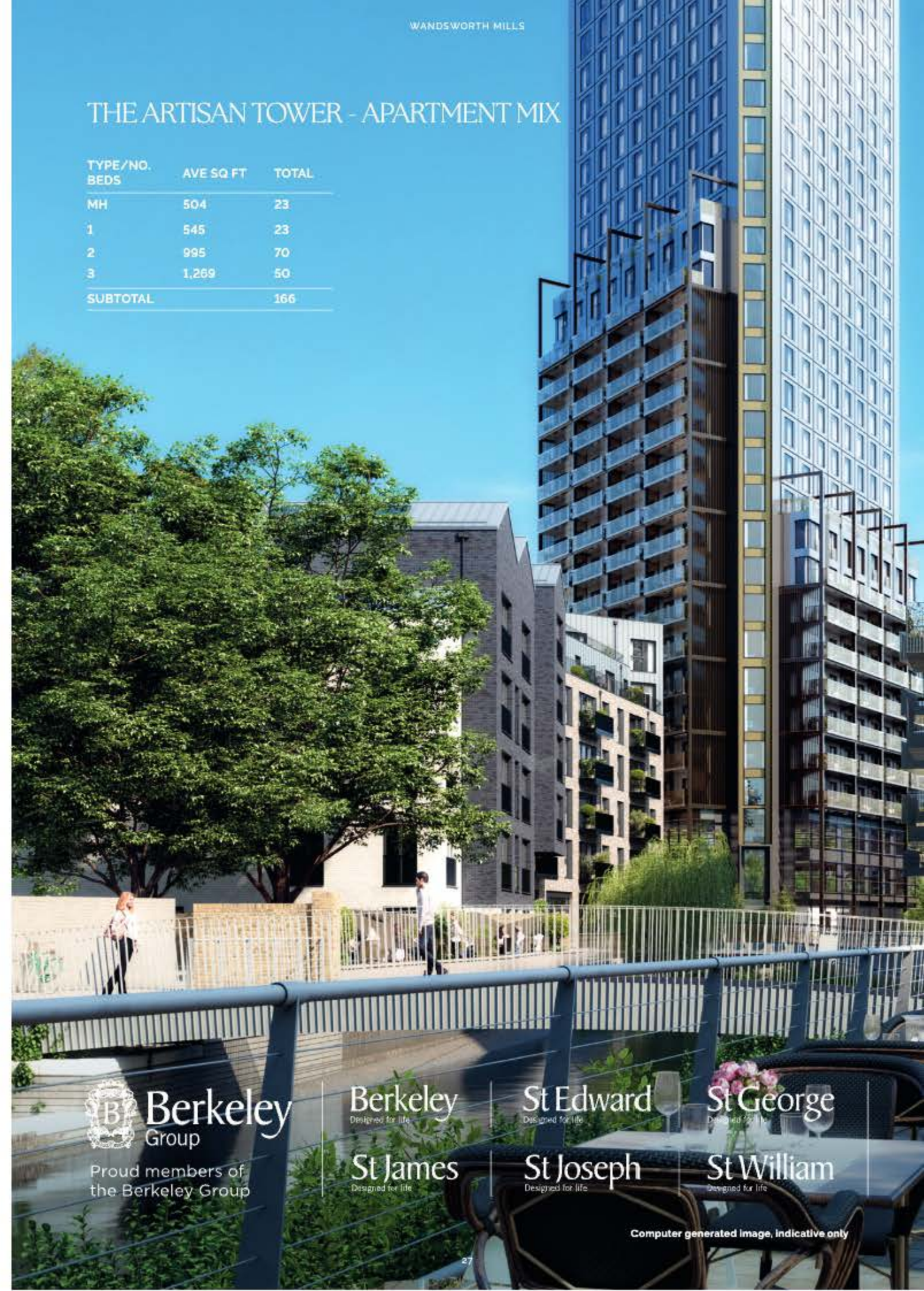
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Prices and details are correct at time of publication and subject to availability and change.

## THE ARTISAN TOWER - APARTMENT MIX

| TYPE/NO. BEDS   | AVE SQ FT | TOTAL      |
|-----------------|-----------|------------|
| MH              | 504       | 23         |
| 1               | 545       | 23         |
| 2               | 995       | 70         |
| 3               | 1,269     | 50         |
| <b>SUBTOTAL</b> |           | <b>166</b> |



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Designed for life

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# CONTACT

## SALES & MARKETING SUITE

11 Armoury Way  
London SW18 1TH

Monday to Saturday: 10am – 6pm  
Sunday: 10am – 5pm  
Bank Holidays: 10am – 4pm

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Wandsworth Mills was granted planning permission on 6th December 2013 by Wandsworth Borough Council. The planning application number is 2012/5286. Through the purchase of a property at Wandsworth Mills, the buyer is acquiring an apartment with a 999-year leasehold from 1st January 2027. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

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