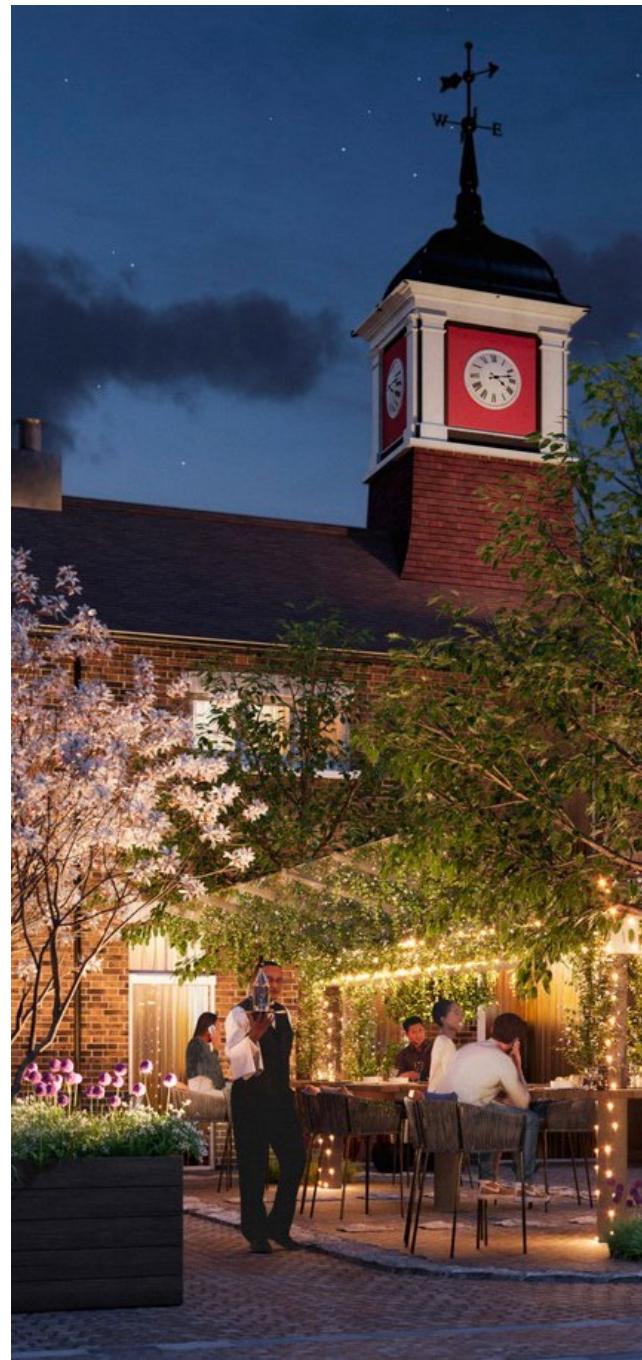


WANDSWORTH MILLS

Carter Jonas







Discover your new home on the banks of the River Wandle, where 375 beautifully appointed homes are set within the remarkable 35-storey Artisan Tower, creating a welcoming neighbourhood for stylish urban living.

Over 15,000 square feet of sophisticated amenities span three elegant levels, from private screening rooms and dining areas to a two storey Aqua Sanctuary, state of the art gym and indulgent thermal spa. These exceptional spaces are enriched by heritage inspired design that celebrate the area's fascinating history.

Life on the Wandle is the perfect balance of timeless sophistication and vibrant community living. This 3.4-acre neighbourhood will feature a collection of design led apartments and townhouses, blending high specification homes with landscaped gardens and Grade II listed buildings.

INTRODUCING CENTRAL WATERSIDE LIVING



12 MIN CYCLE TO
Clapham Common

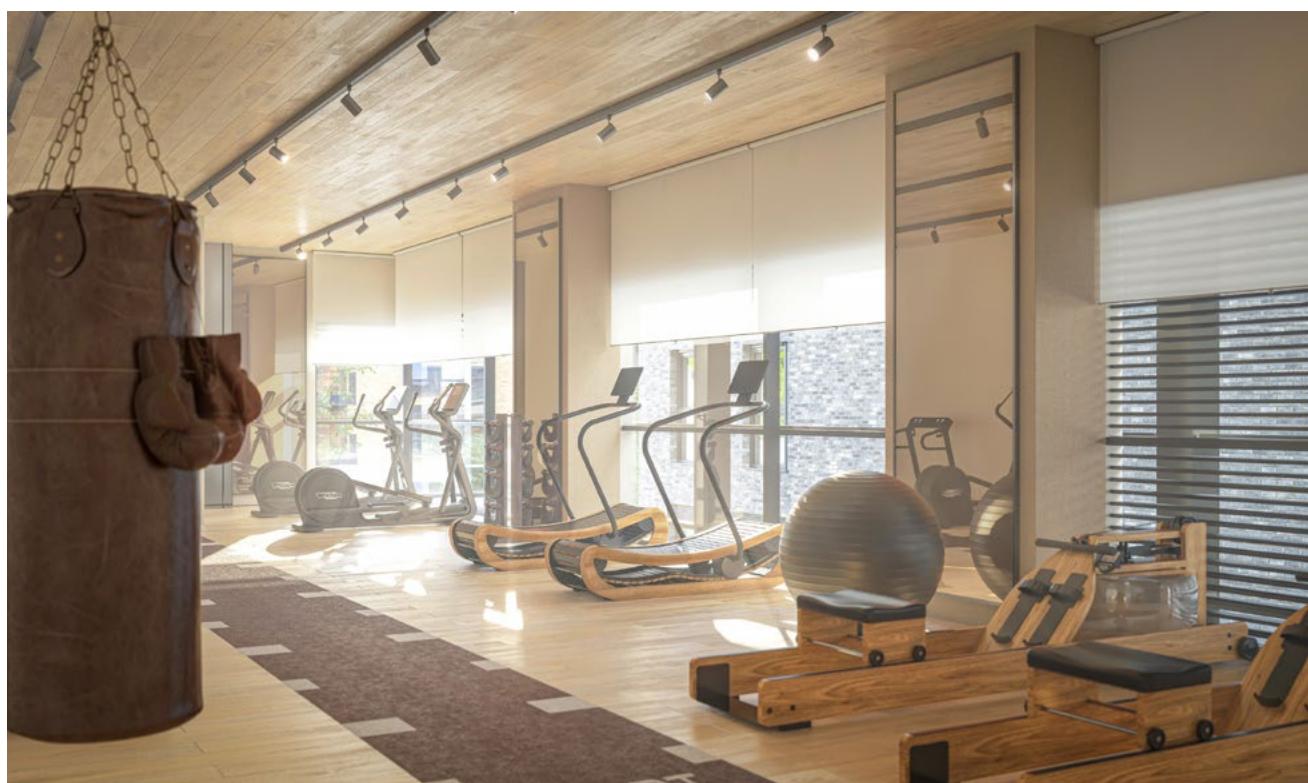
13 MIN TRAIN TO
Waterloo
from Wandsworth Town

21 MIN CYCLE TO
Richmond Park

21 MIN TUBE TO
Knightsbridge
from East Putney

22 MIN BOAT TO
Battersea Power Station
from Wandsworth Pier

23 MIN TUBE TO
Oxford Circus
from Wandsworth Town



*Distances are approximated and provided by the developer

SPECIFICATIONS



The Waterhouse Collection

MANHATTAN, ONE & TWO BEDROOM HOMES

- Engineered straight plank timber flooring to entrance halls, living rooms and kitchens
- Engineered straight plank timber flooring to bedrooms in Manhattan homes generally
- Loop pile wool carpet to bedrooms generally
- Reeded front entrance door
- White painted internal apartment doors with routed detail and bronze ironmongery
- White painted skirting and architraves
- Feature glass door to living room / kitchen in two-bedroom apartments
- Built-in wardrobes with bespoke white painted fluted doors and integrated lighting to bedroom in Manhattan and one-bedroom apartments, and bedroom one in two-bedroom apartments
- Bosch washer/dryer located in utility cupboard or cupboard
- Black porcelain tiled floor to utility cupboard and cupboard containing washer/dryer
- 2-year St. George warranty
- 10-year NHBC warranty
- 999 year lease from 1st January 2027

KITCHENS

- Bespoke fitted kitchen in a choice of two colour palettes (Printmakers and Weavers)
- High level fluted cabinet doors in a painted white flourish with brushed brass trim
- Tall and low-level cabinets in timber effect finish with brushed brass handles
- Floating shelf above worktop in matte timber effect to match low level cabinets with LED lighting
- Composite stone worktop and splashback
- Brushed brass finish tap
- Under mounted 1.5 bowl stone sink in a choice of two colours (black or white)
- Under counter black Miele fan assisted electric oven to Manhattan and one-bedroom apartments
- Black Miele fan assisted electric oven and combination microwave oven in two-bedroom apartments
- Black four zone Miele induction hob
- Integrated Miele dishwasher with cutlery tray
- Integrated full height Miele fridge / freezer
- Concealed recirculating extractor above hob
- Concealed over island recirculating extractor with LED lighting to Peninsula kitchen units where applicable
- Black under counter slimline Caple wine cooler to Manhattan and one-bedroom apartments
- Black integrated Smeg wine cooler to two-bedroom apartments located in tall unit below oven



BATHROOMS / EN SUITES / WC

- Custom designed stone vanity with surface mounted white gloss Cielo ceramic basin
- Bespoke feature mirror with two wall lights
- Unit mounted WC with soft closing seats
- Brushed brass dual flush button to WC
- Custom designed wood effect vanity storage unit, with concealed shaver socket and marble effect niche
- Porcelain stone effect tile to floor, with marble effect flat and fluted wall tiles to walls around bath/shower and behind basin
- Fluted glass bath and shower screens with matte black frame
- GESSI deck mounted tap with single level control in brushed brass
- GESSI thermostatic controlled shower / bath controls in brushed brass
- GESSI ceiling mounted rain shower with separate wall mounted shower controls in brushed brass finish to baths and showers
- Matte black robe and towel hooks
- Feature niche to showers and baths
- Electric underfloor heating
- Matte black electric heated towel rail
- Dual flush button to WC

HEATING AND COOLING

- Comfort Cooling to living room and bedrooms through ceiling mounted units¹
- Heating provided through ceiling mounted units
- Electric water cylinder provides hot water
- Bathrooms and shower rooms heated via electric towel rail and electric underfloor heating

ELECTRICAL

- Telephone point in living room
- White matte downlights throughout
- Dark bronze toggle switches throughout
- Bedside two-way switching to bedroom one
- USB charging points to kitchen and bedrooms
- White metal high level electrical sockets to kitchen
- White plastic low level electrical sockets

PARKING

- Car and motorcycle parking available in gated underground car park⁴
- Cycle storage facility
- Electric vehicle charging points⁴
- Bike repair and pump station

RESIDENTS' FACILITIES

- Exclusive access to The Retreat at Wandsworth Mills including residents' lounge with screening rooms, Aqua Sanctuary, gym, spa and wellness facility⁵
- Interior designed entrance lobbies, lifts and corridors
- Access to communal WiFi throughout the development

SECURITY

- App enabled colour video entry phone system
- Multi-point high security door locking system to entrance door with door viewer
- 24-hour concierge⁵
- CCTV security system to car park, concierge entrance lobby, lift lobbies and across the development

SUSTAINABILITY

- Energy efficient LED lighting throughout
- Sustainably sourced timber
- Mechanical ventilation system
- High performance double glazing to all doors and windows

The Aurora Collection: 3 Bedroom Homes Enhancements

Three-bedroom Aurora Collection homes enjoy the Waterhouse Collection specification as well as benefitting from the following enhancements:

- Engineered timber flooring in basket weave pattern to entrance halls, living rooms and kitchens
- Feature glass door to living room / kitchen
- Integrated full height Miele fridge with separated integrated freezer²
- Black integrated Smeg wine cooler located in tall unit below oven
- Black integrated Obsidian Miele Oven, WiFi enabled with Pyrolytic self-cleaning feature
- Black Miele fan assisted electric oven and combination microwave oven
- Magic corner at low level corner cabinets³
- Built-in wardrobes with bespoke white painted fluted doors and integrated lighting to bedroom one and two
- Drawer packs to built-in wardrobes in bedroom one
- Bathrooms with full height marble effect flat and fluted wall tiles to all walls



Footnotes

1. The Comfort Cooling system is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme weather conditions.
2. Tall or under counter freezer depending on apartment layout
3. Magic corner carousel depending on apartment layout - will not be provided where sink is at the corner or base corner cabinet door is under 450mm wide. Maximum one per kitchen
4. Available at extra cost and subject to availability
5. Payable via service charge



RESIDENTS' CLUB



The Retreat at Wandsworth Mills is an exclusive residents' club set across three floors of the Artisan Tower, offering over 15,000 square feet of hotel style amenities devoted to wellness, relaxation, and refined social living.

- 24 Hour Concierge
- Aqua Sanctuary
- Fully equipped gym
- Private Treatment room
- Thermal spa
- Library
- 2 screening rooms
- Virtual games room
- Private lounge and dining area



STAY
TOUCH
ON



Caitlin Holden
Negotiator, New Homes
07780 667090



Jason Chapel
Partner, Head of New Homes
07973 679823



Megan Jeacock
Associate, New Homes
07773 083597

Any enquiries to come through to newhomes@carterjonas.co.uk

Carter Jonas