

# VVELCOME TO CHELSEA





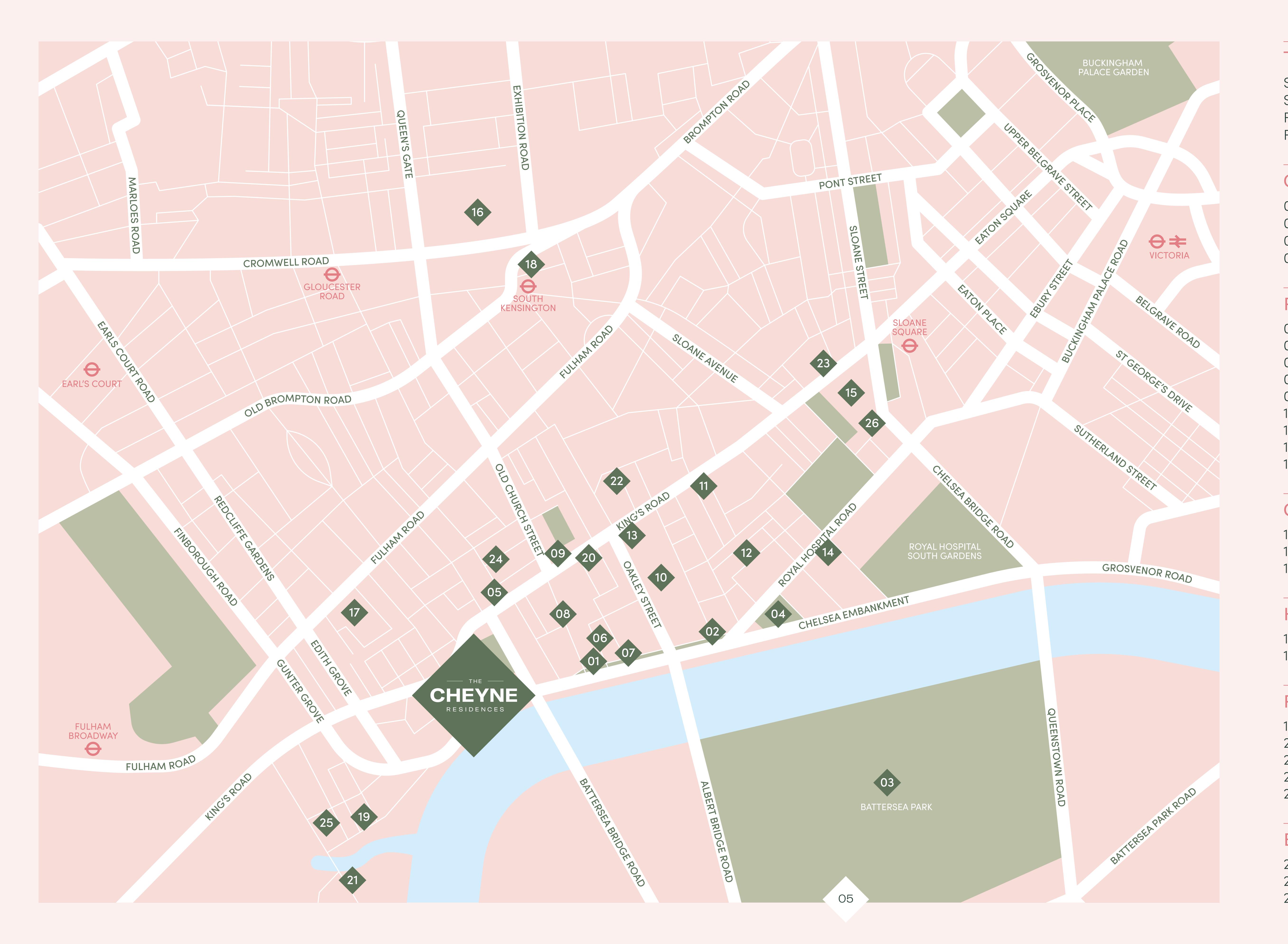




01 FIFTY CHEYNE
02 DUKE OF YORK SQUARE
03 THE IVY RESTAURANT
04 FARM-FETCH







TRANSPORT  Sloane Square station  South Kensington station  Fulham Broadway station		Travel in minutes 12 (bus)
		17 (bus)
		Fulh
GF	REEN SPACES	Travel in minutes
01	St Thomas More Garden	6 (walk)
02	Chelsea Embankment Gardens	11 (walk)
03	Battersea Park	14 (walk)
04	Chelsea Psychic Gardens	15 (walk)
RE	STAURANTS	Travel in minutes
05	Bluebird	7 (walk)
06	The Cross Keys	7 (walk)
07	No. Fifty Cheyne	7 (walk)
	The Chelsea Pig	8 (walk)
	The Cadogan Arm	10 (walk)
	The Phene	12 (walk)
	Chelsea Potter The Surprise	18 (walk) 18 (walk)
	The July The Trie 3diphise	14 (walk)
CL	JLTURE	Travel in minutes
14	National Army Museum	9 (bus)
	Saatchi Art Gallery	12 (bus)
	Natural History Museum	18 (bus)
HE	EALTH	Travel in minutes
17	Chelsea & Westminster Hospital	12 (walk)
	Santi London	18 (bus)
RE	TAIL	Travel in minutes
19	Lots Road	7 (walk)
. •	Kings Road	8 (walk)
	Design Centre	IU (Walk)
21	Design Centre The Chelsea Gardener	10 (walk) 9 (bus)
21 22		
<ul><li>21</li><li>22</li><li>23</li></ul>	The Chelsea Gardener	9 (bus)
21 22 23	The Chelsea Gardener Duke of York square	9 (bus) 16 (bus) Travel in minutes
21 22 23 EC 24	The Chelsea Gardener Duke of York square  UCATION	9 (bus) 16 (bus)
21 22 23 EC 24 25	The Chelsea Gardener Duke of York square  OUCATION  Cameron Vale School	9 (bus) 16 (bus) Travel in minutes 8 (walk)





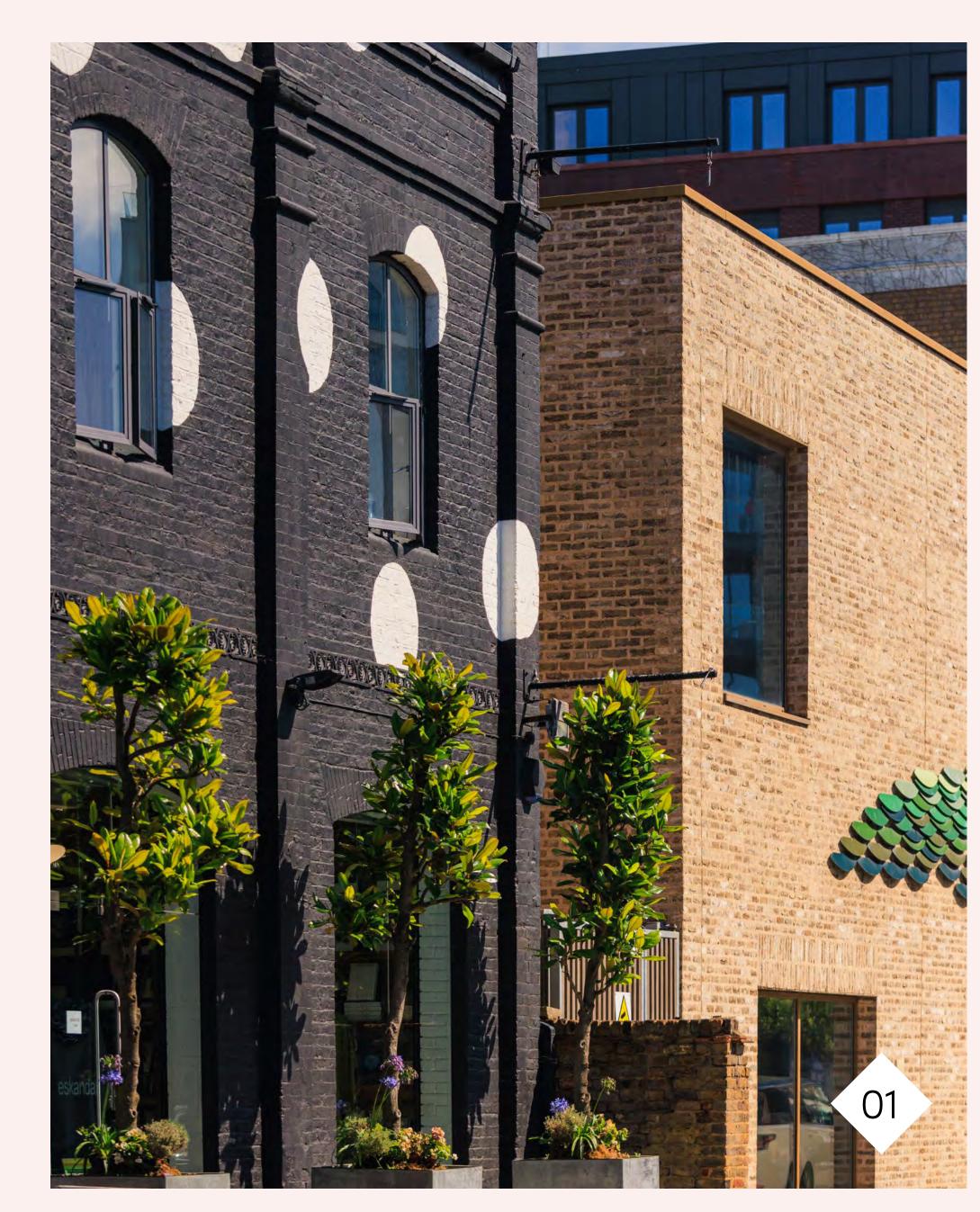








01 NORDIC STYLE LONDON
02 CLASSIC PRINTS
03 LOTS ROAD AUCTIONS
04 FURNITURE & ARTS BUILDING

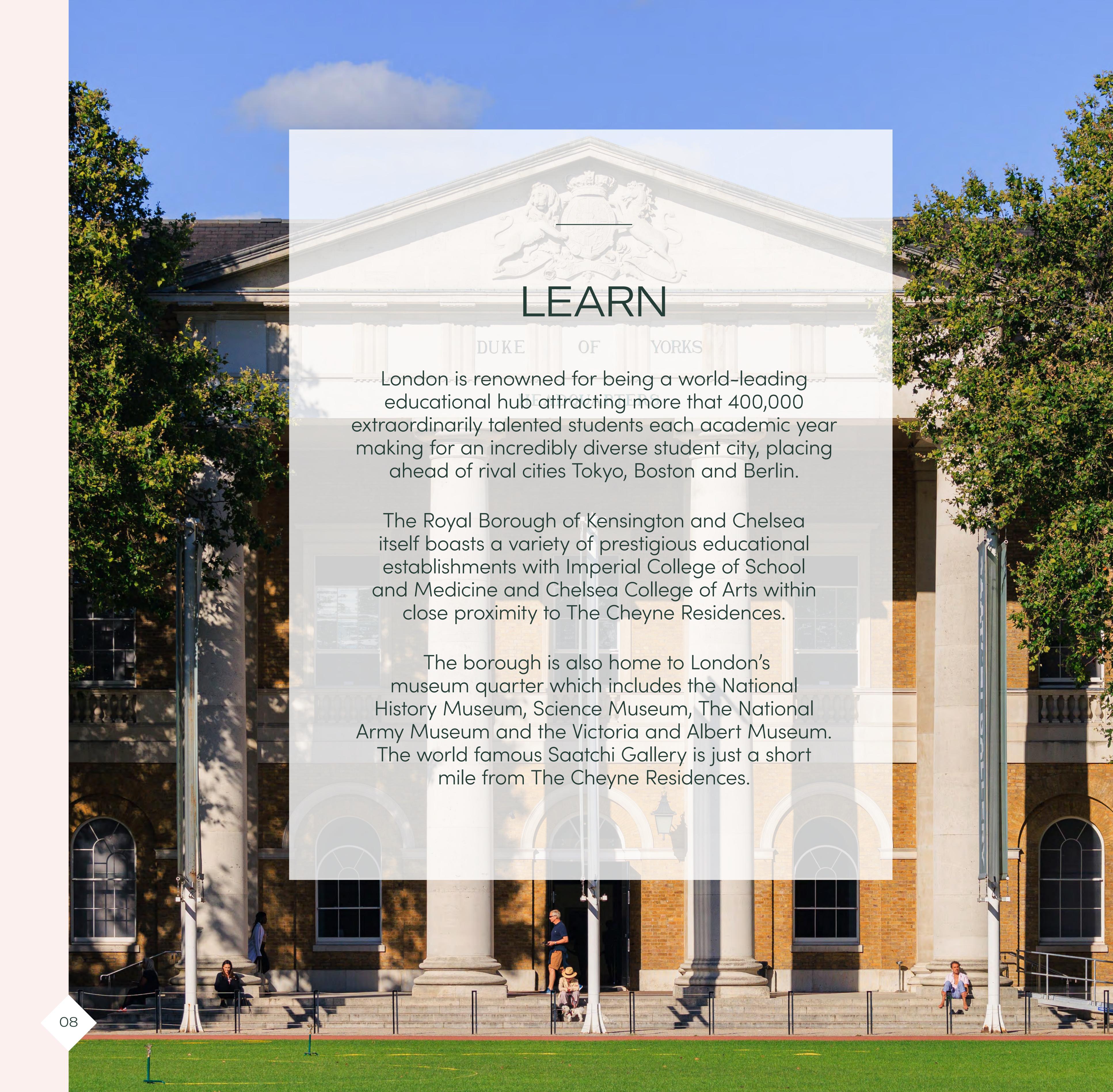








01 WORLDS END STUDIOS
02 SAATCHI GALLERY
03 DESIGN CENTRE
04 SIR THOMAS MORE STATUE





# COME AND EXPLORE





LIVING SPACE IN ONE BEDROOM APARTMENT.
COMPUTER GENERATED IMAGE, INDICATIVE ONLY.

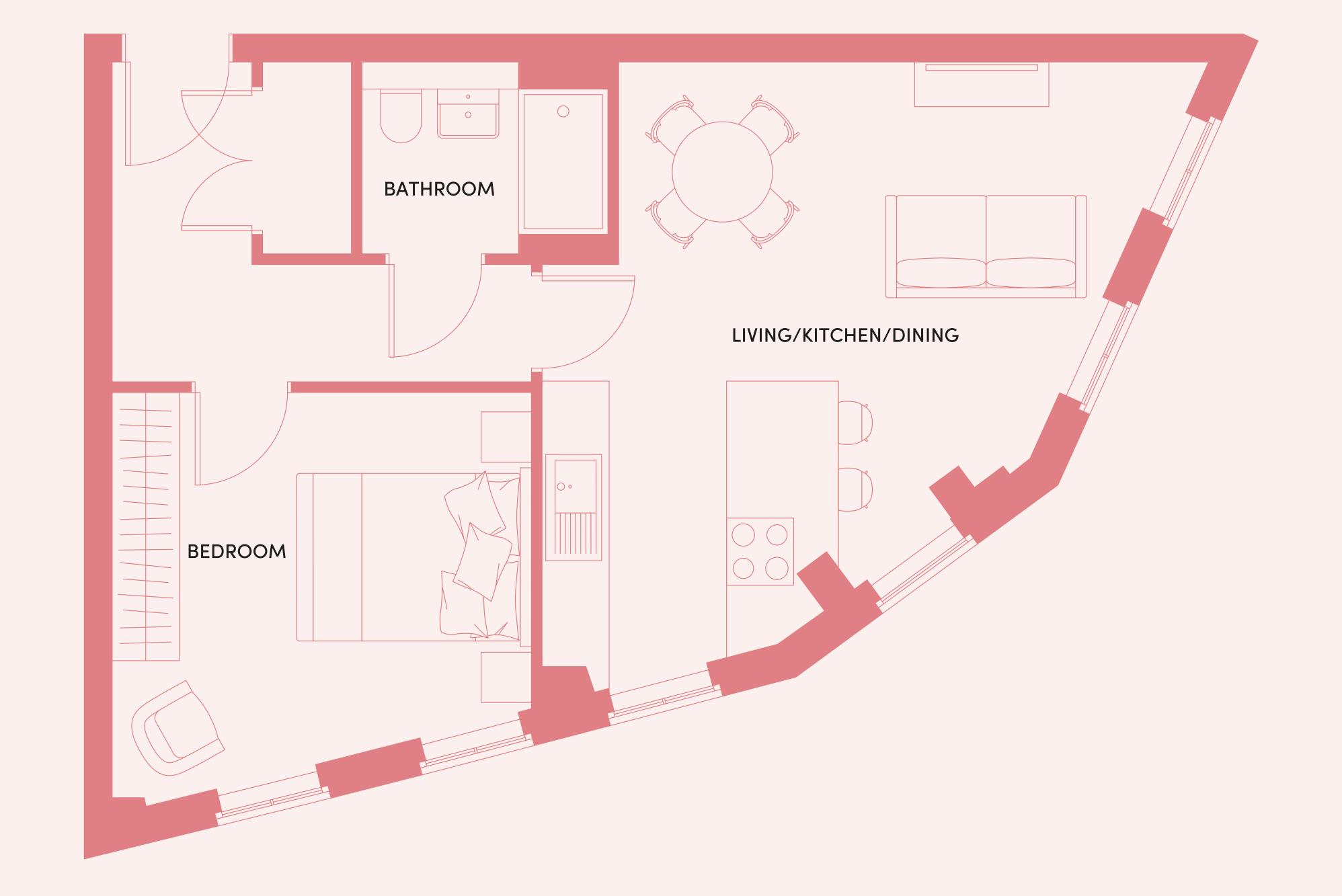




BATHROOM IN ONE BEDROOM APARTMENT.
COMPUTER GENERATED IMAGE, INDICATIVE ONLY.

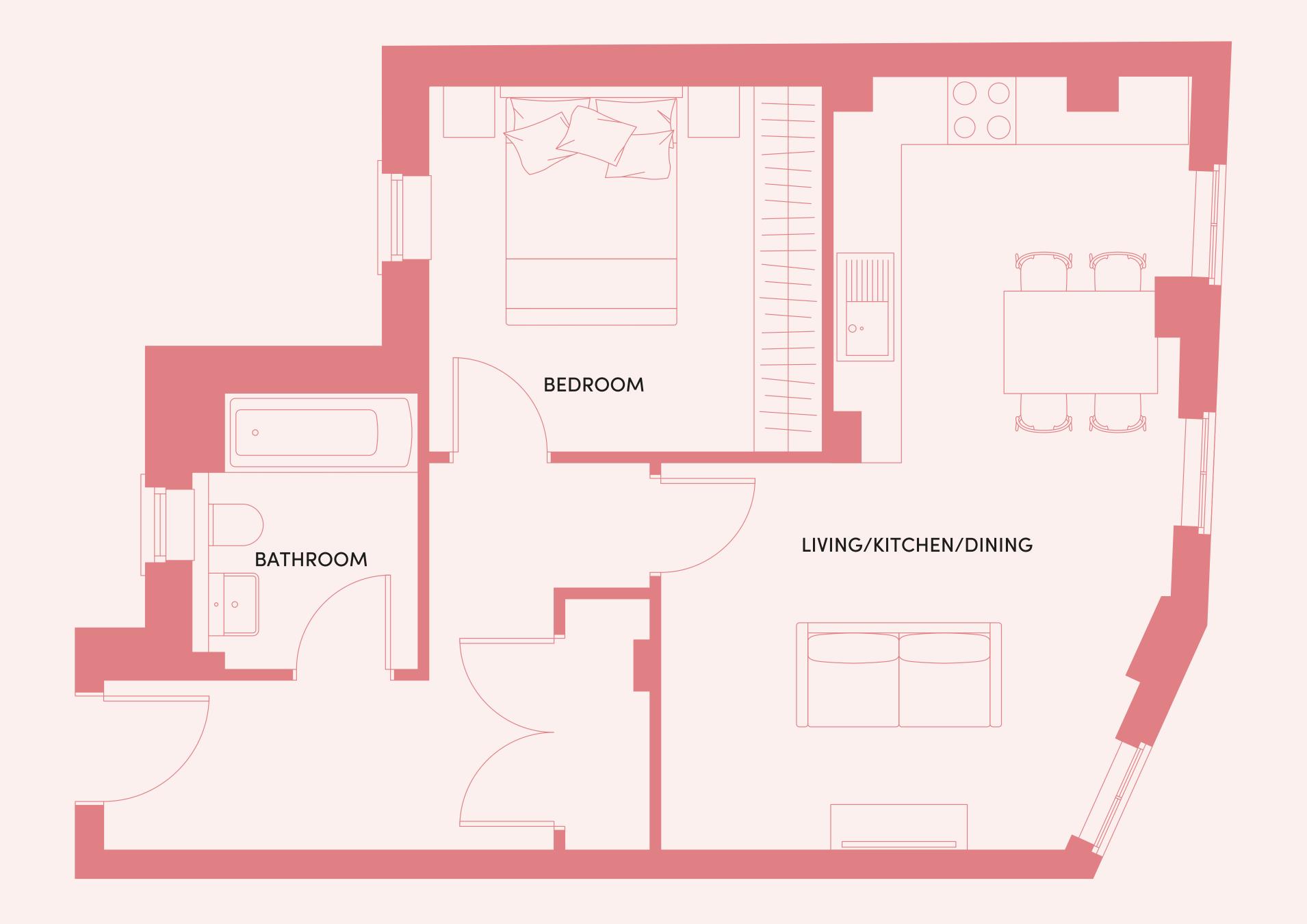
# FLOORPLANS AND SPECIFICATION

1 BEDROOM

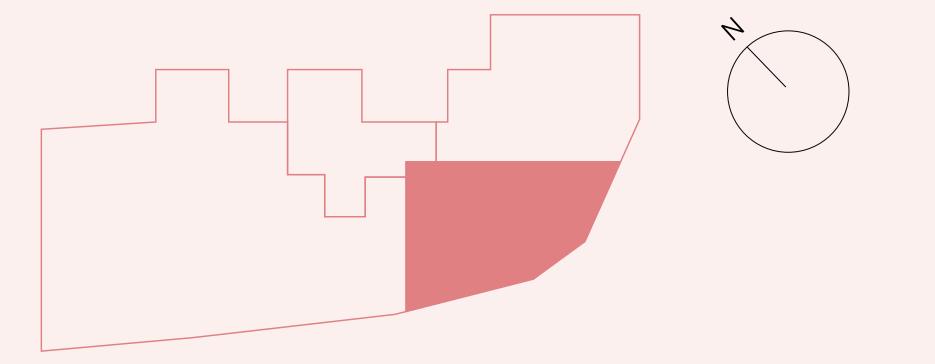


# APARTMENT 2

1 BEDROOM

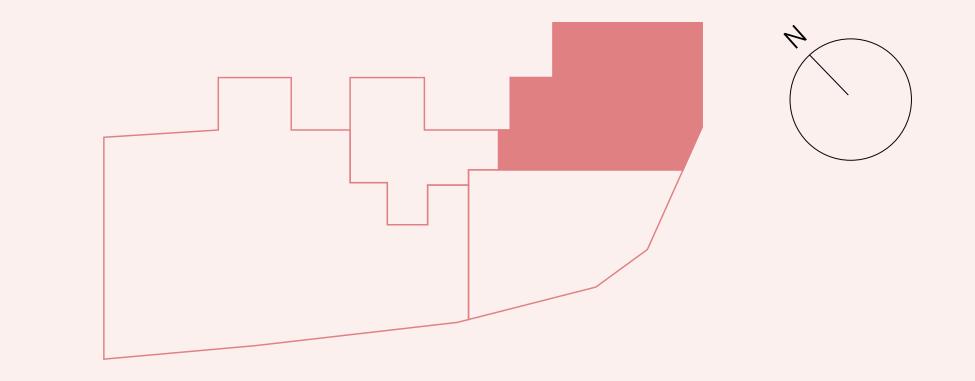


FLOOR 1 48.0 SQ M/516.6 SQ FT

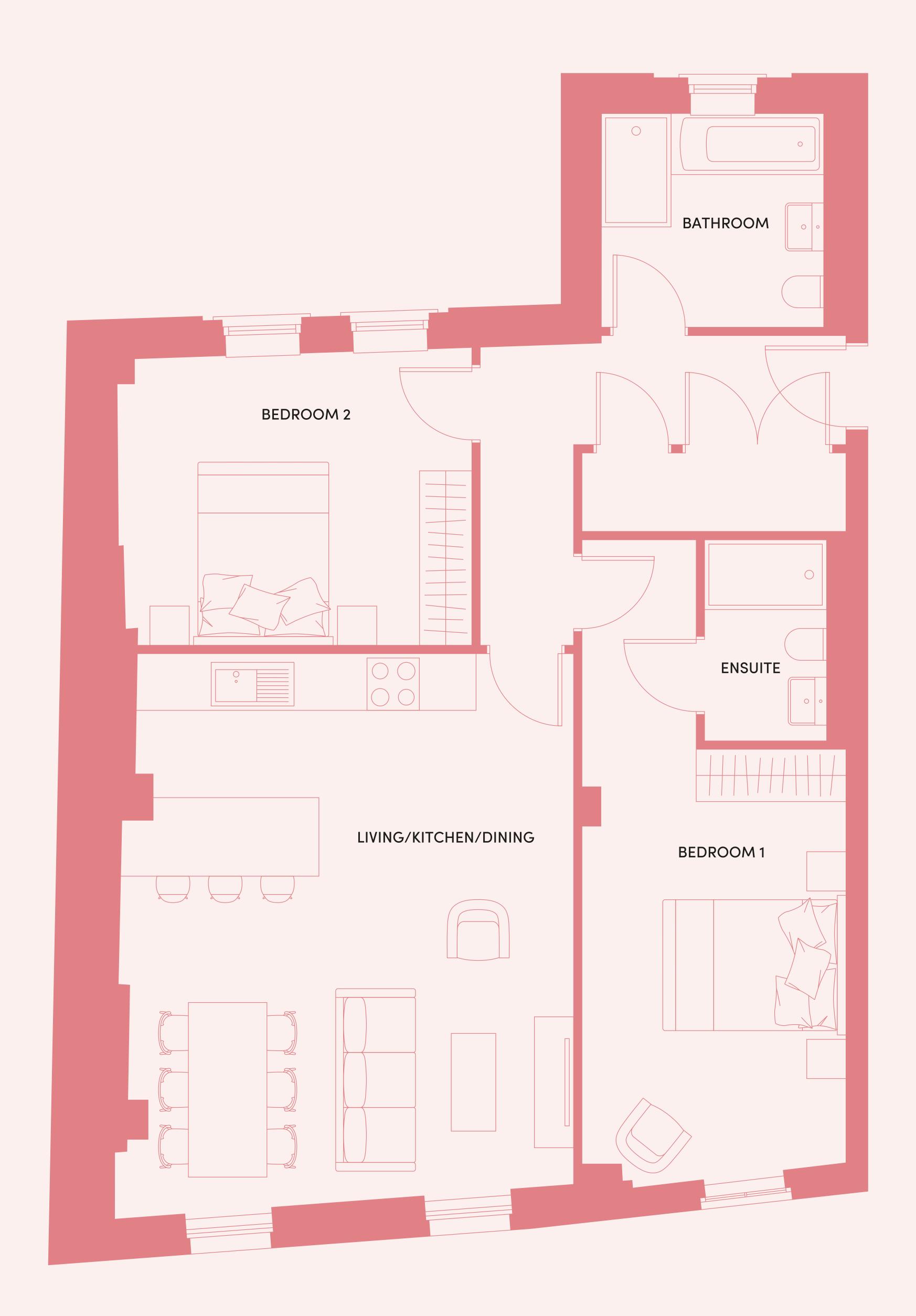


 $FI \cap OR 2$ 

52.5 SQ M/565.1 SQ FT



2 BEDROOM

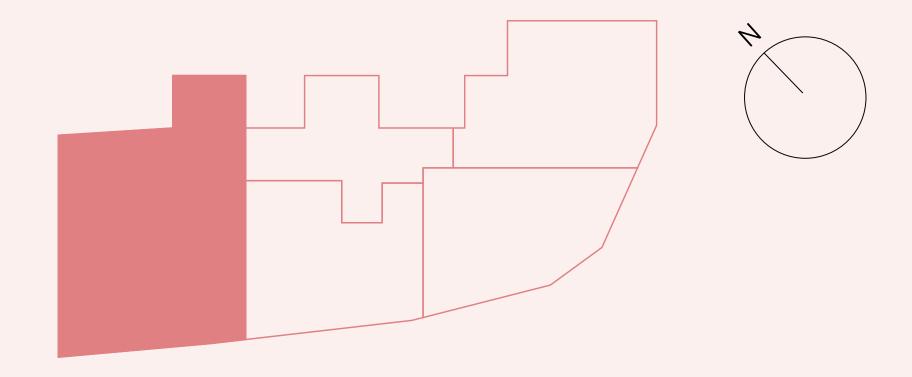


# APARTMENT 4

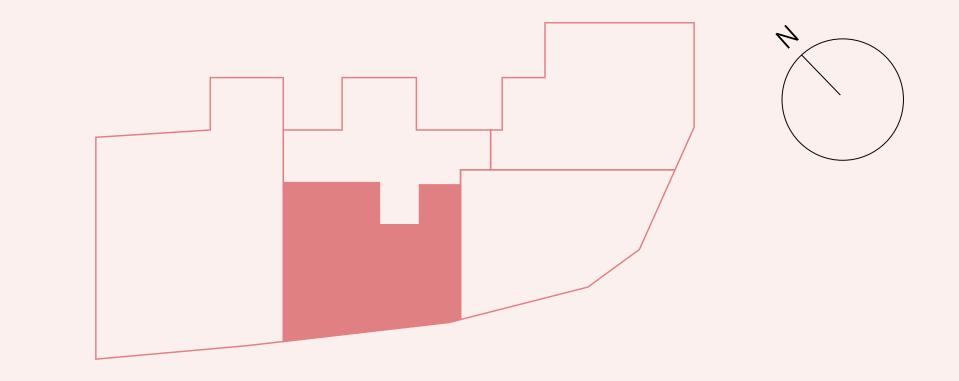
1 BEDROOM



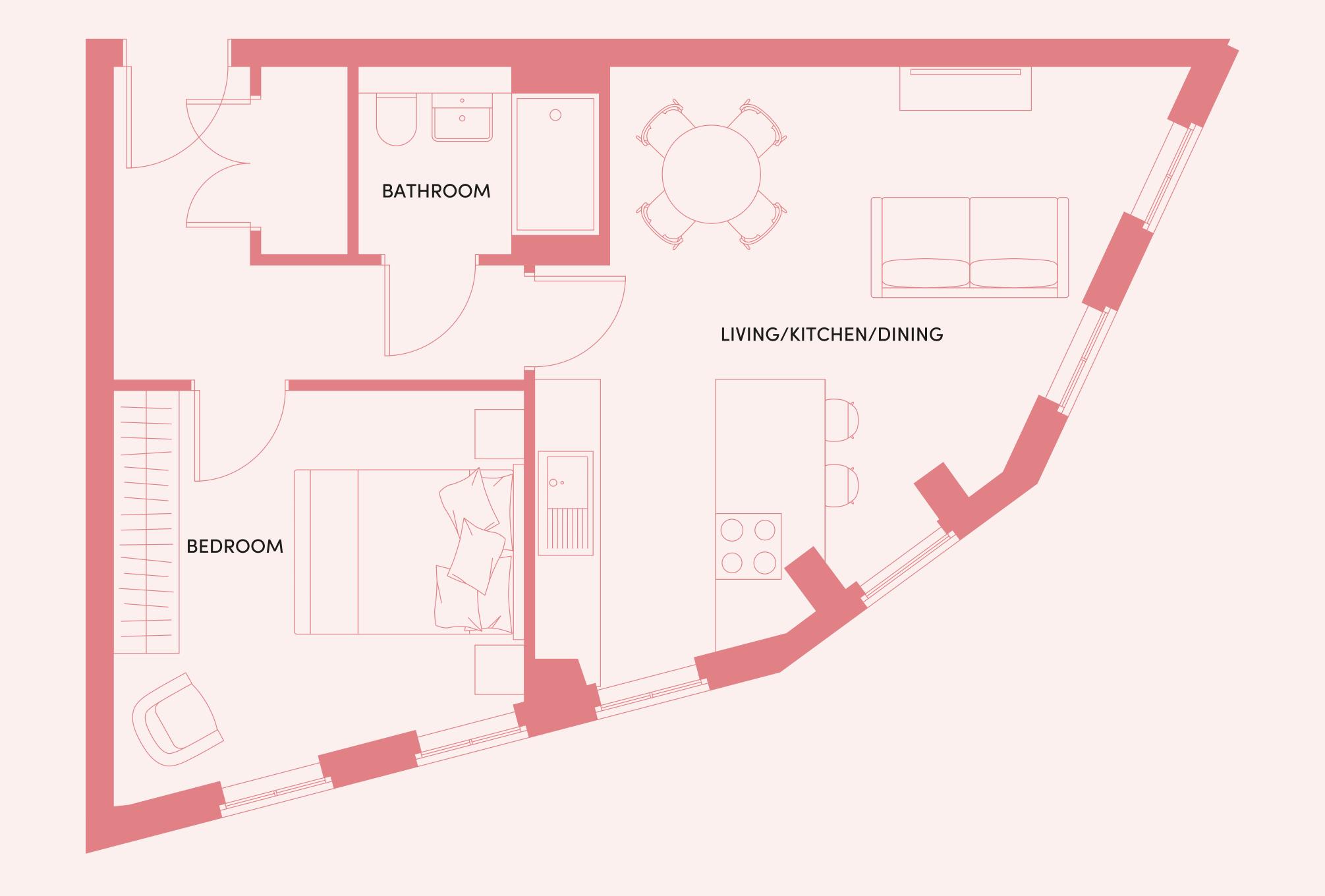
FLOOR 2 87.0 SQ M/936.4 SQ FT



FLOOR 2 52.0 SQ M/559.7 SQ FT

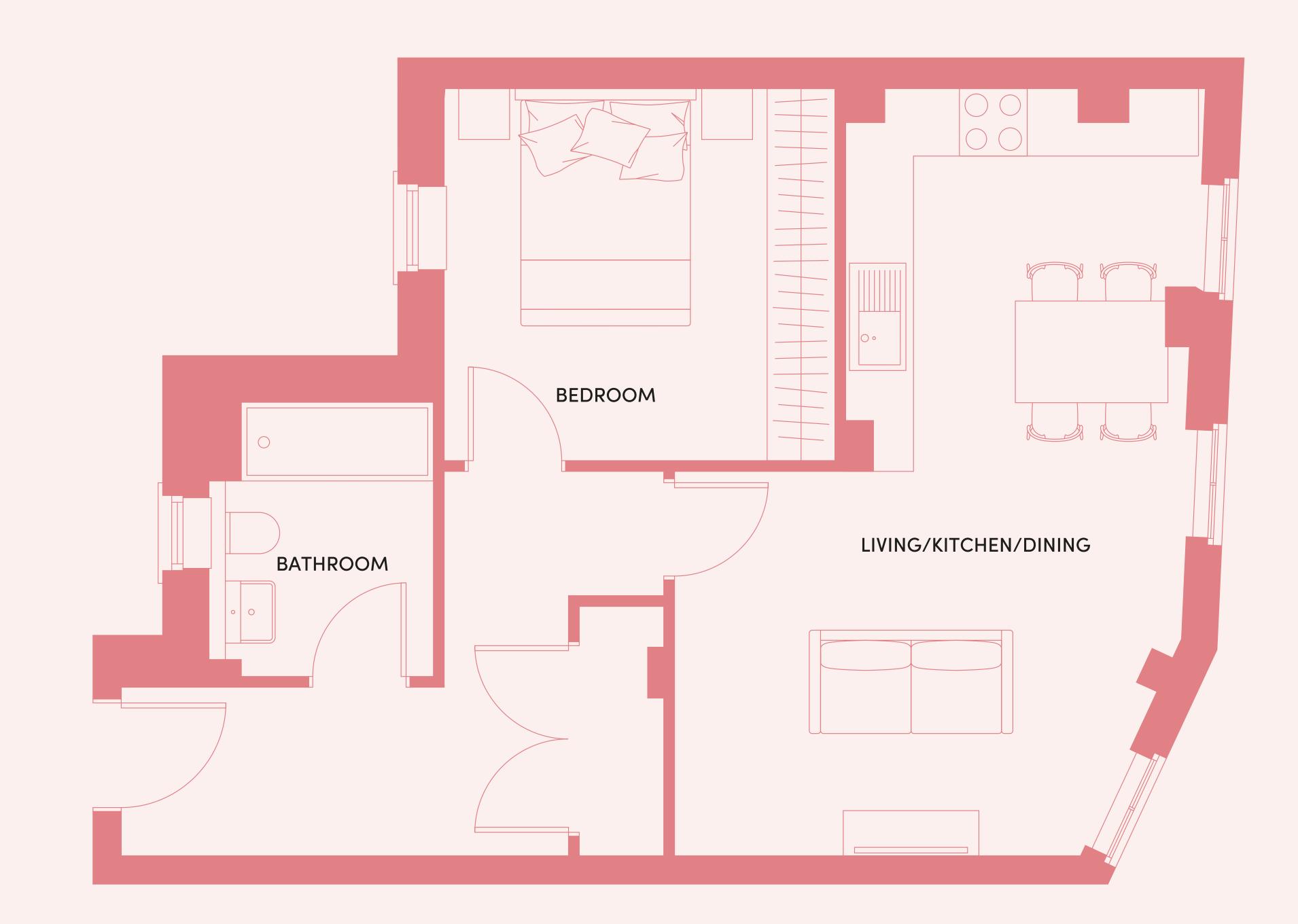


1 BEDROOM



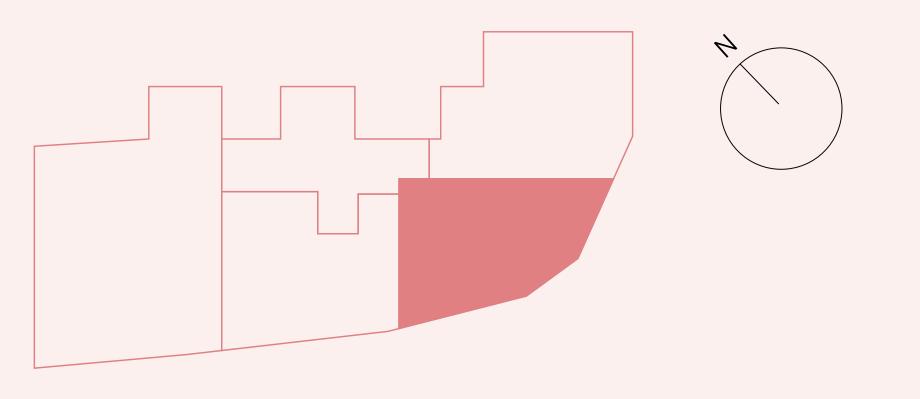
# APARTMENT 6

1 BEDROOM



48.5 SQ M/522.0 SQ FT

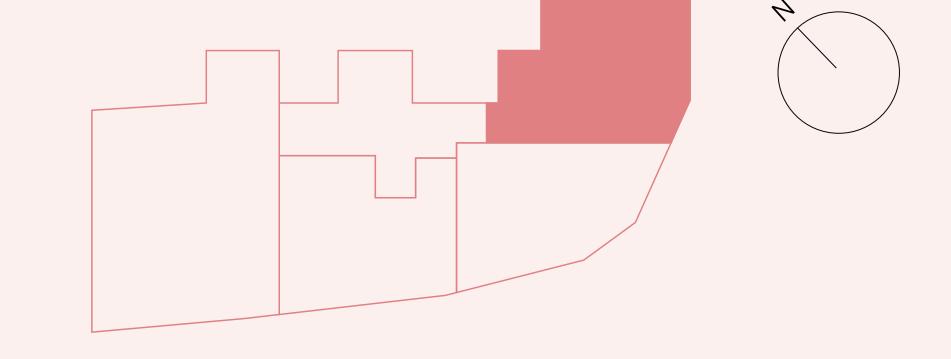
W/D Washer/dryer
 F/F Fridge/freezer
 ST Storage



FLOOR 2

53 SQ M/570.4 SQ FT

W/D Washer/dryer
 F/F Fridge/freezer
 ST Storage



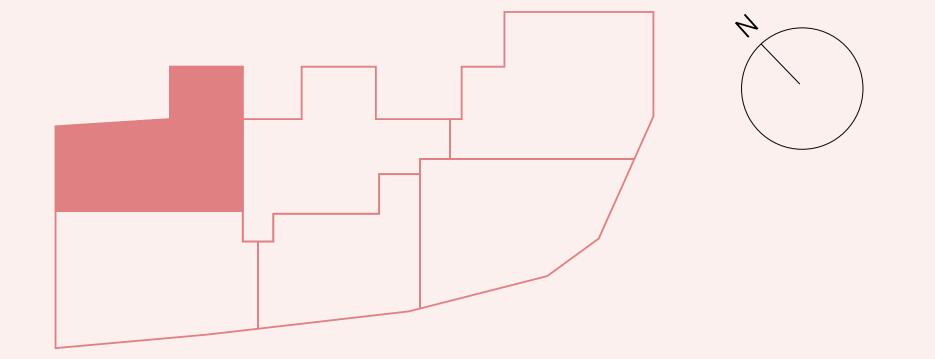
# APARTMENT 7 STUDIO

# LIVING AREA BATHROOM

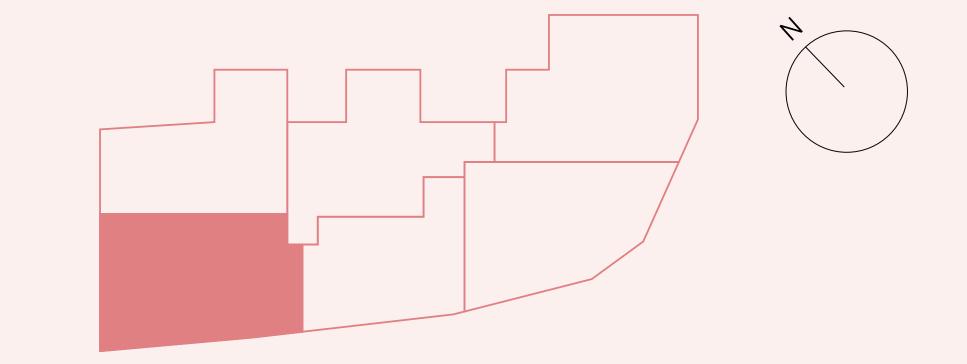
# APARTMENT 8 1 BEDROOM



FLOOR 3 37.6 SQ M/404.7 SQ FT



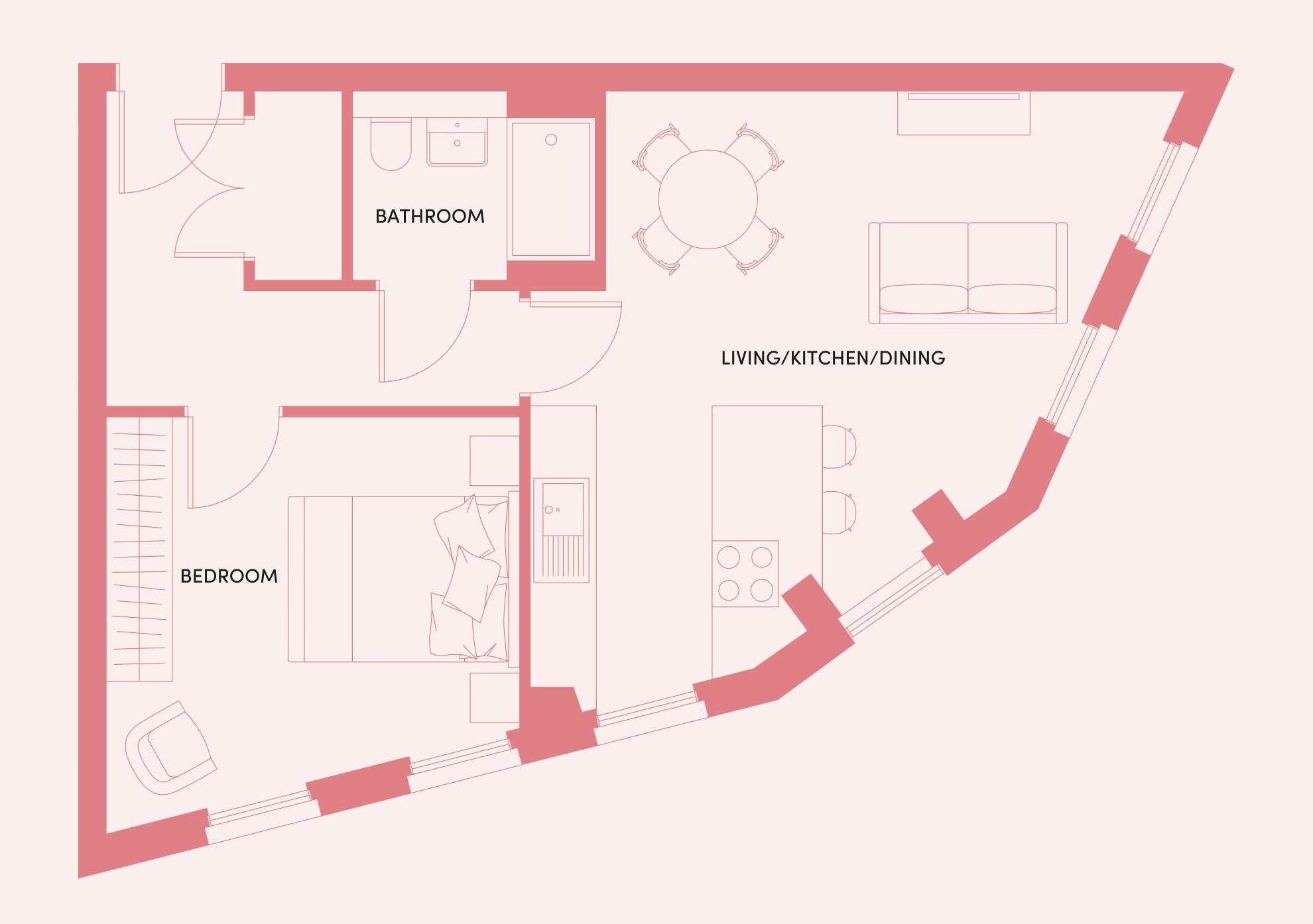




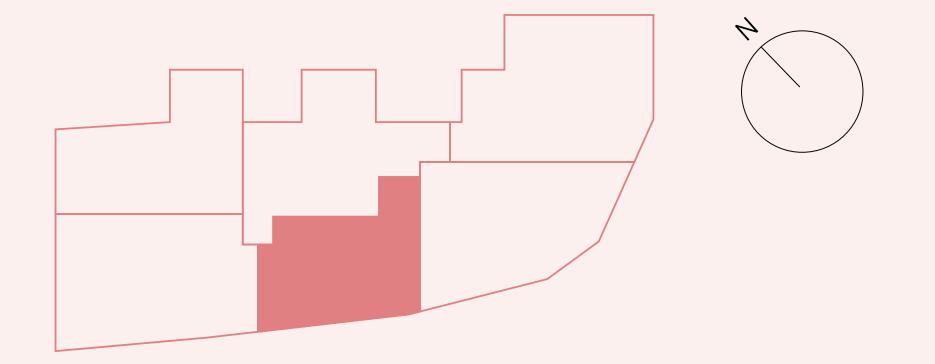
# APARTMENT 9 STUDIO



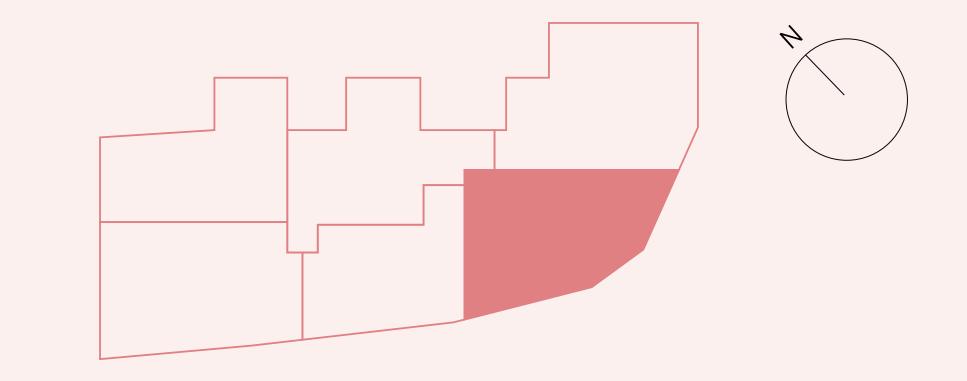
# APARTMENT 10 1 BEDROOM



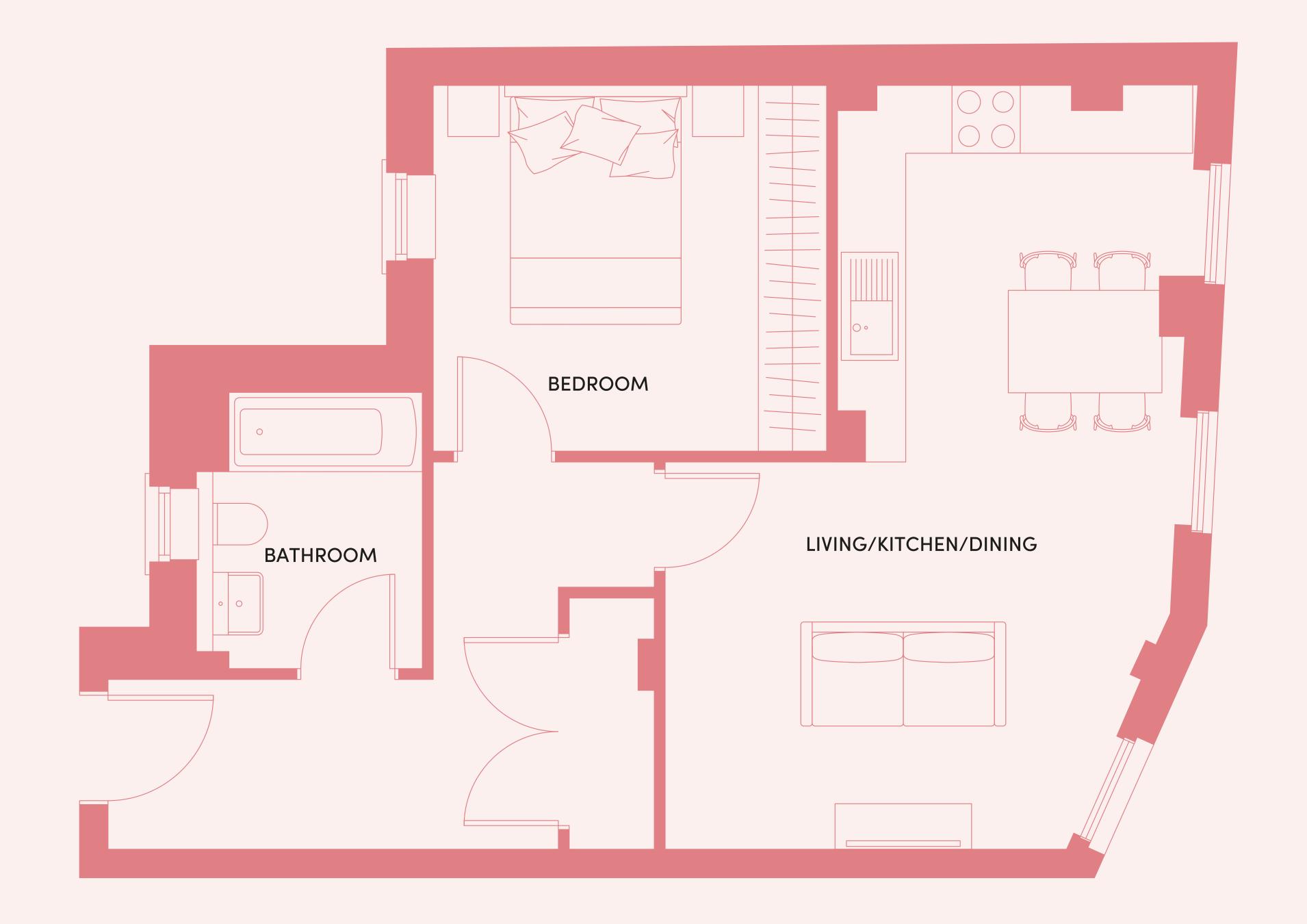
FLOOR 3 38.5 SQ M/414.4 SQ FT





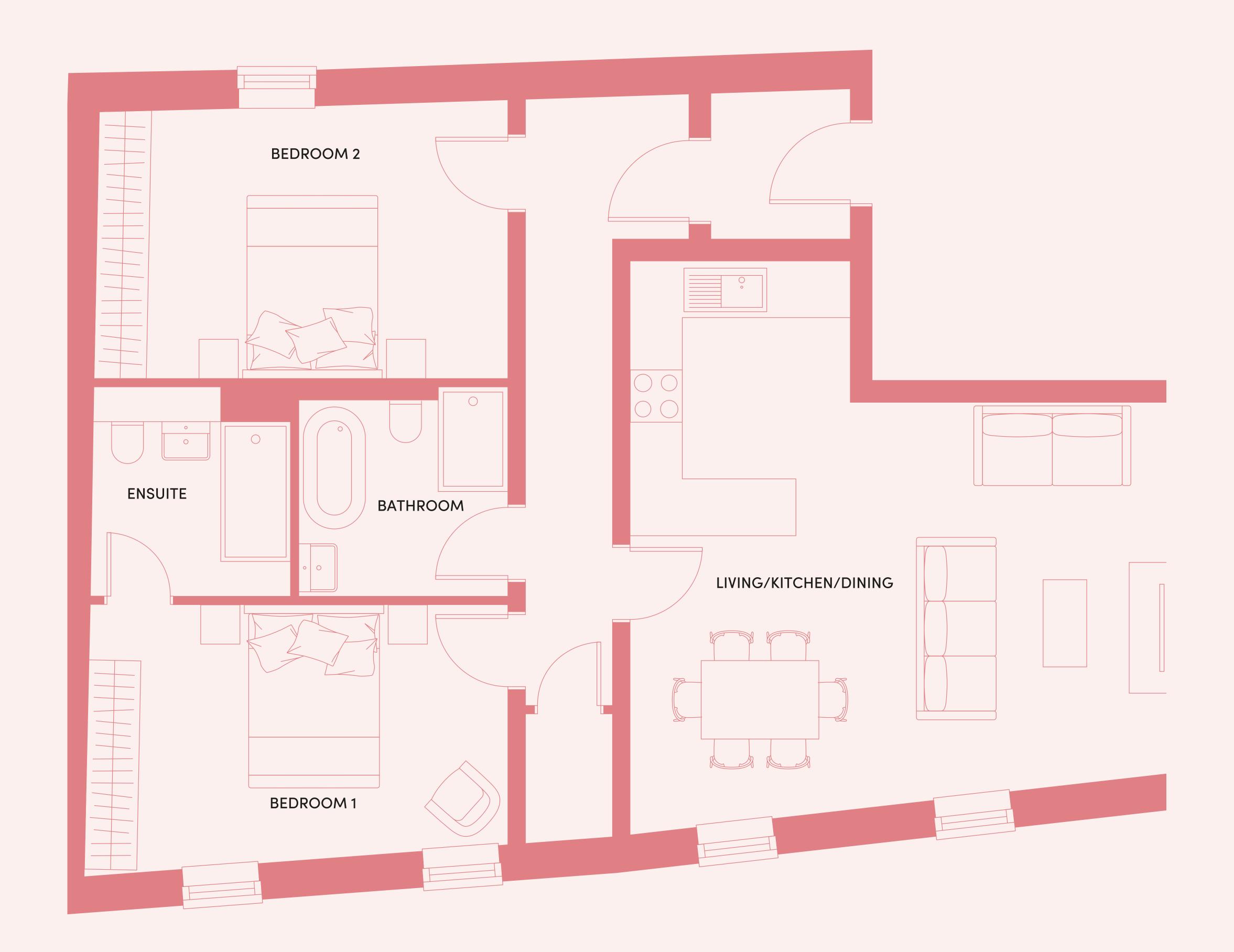


1 BEDROOM

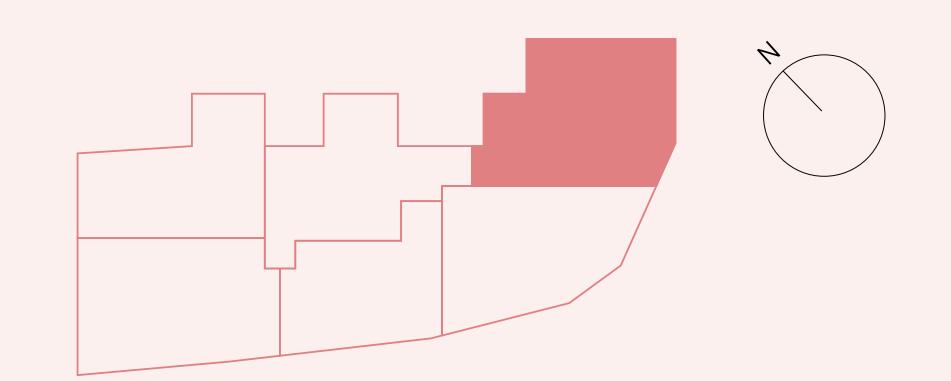


# APARTMENT 12

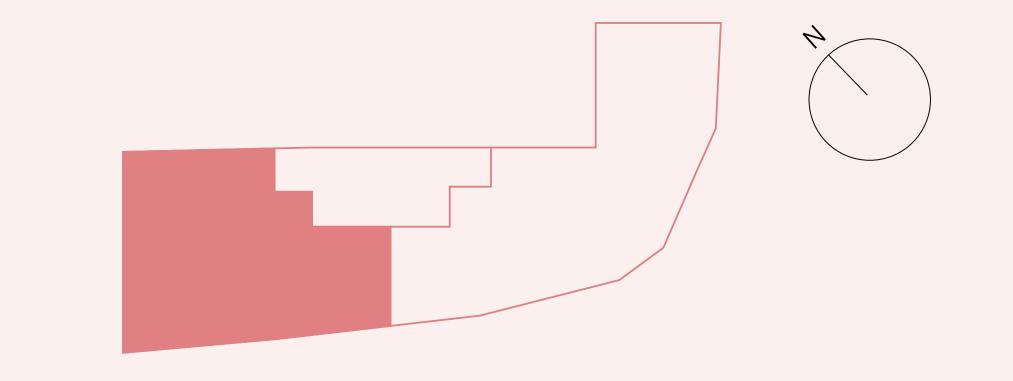
2 BEDROOM



FLOOR 3 52.5 SQ M/565.1 SQ FT



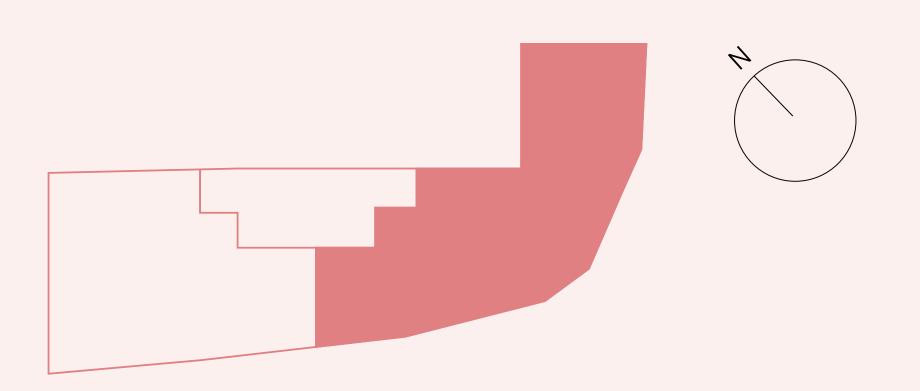
FLOOR 4 87.0 SQ M/936.4 SQ FT

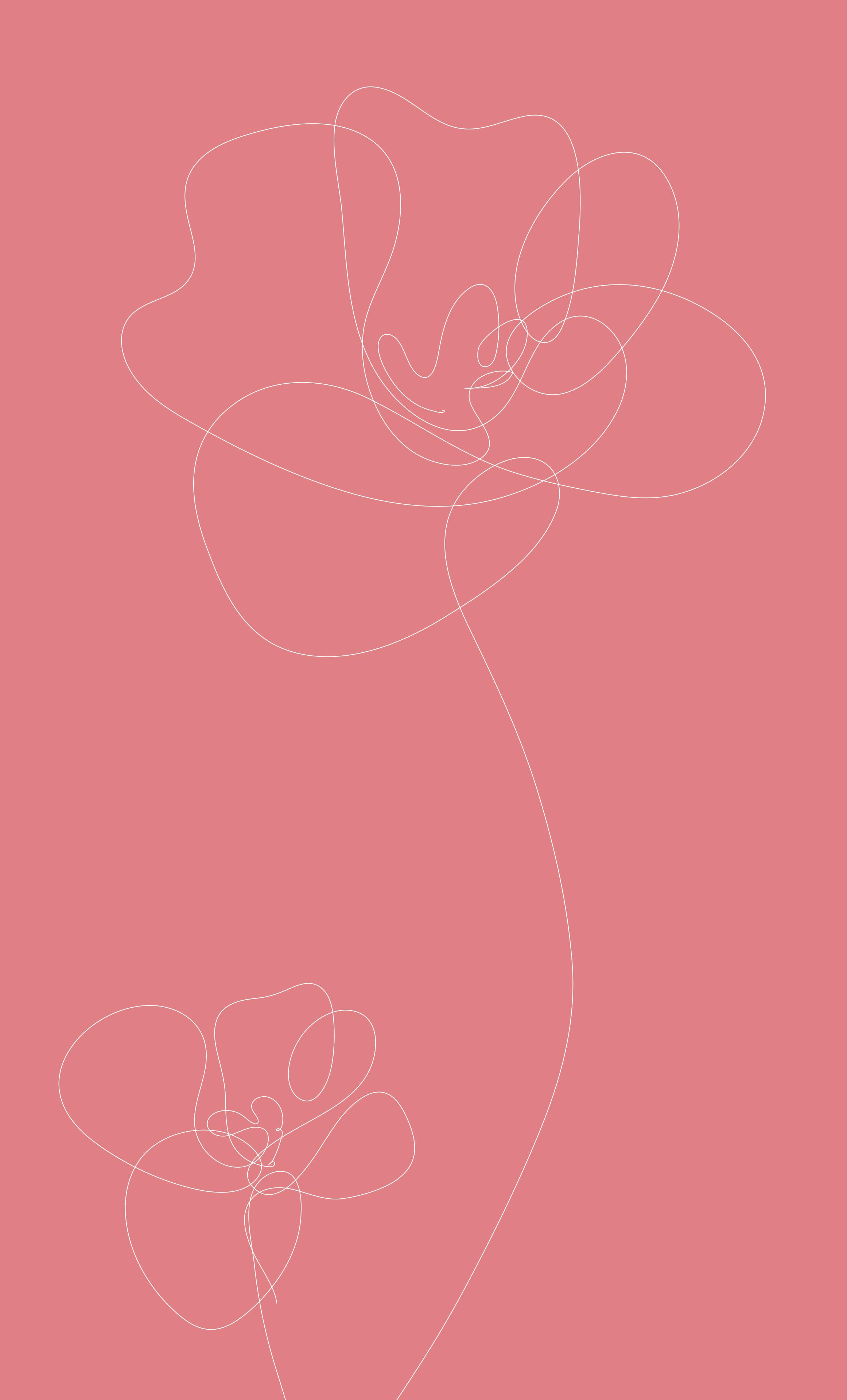


2 BEDROOM



FLOOR 4 104.2 SQ M/1,121.6 SQ FT





### KITCHENS

- Solid surface worktops
- Solid surface splash back
- LED under-unit strip lighting
- Induction integrated hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (in utility cupboard where possible)
- Integrated cooker hood
- Under mounted sink
- Integrated combined microwave and oven (studio and 1 bedroom apartments)
- Integrated double oven (2 bedroom apartments)
- Integrated microwave oven (2 bedroom apartments)
- Wine cooler (apartments 12 and 13 only)

# BATHROOMS & ENSUITES

- Brushed brass sanitary ware
- Mirrored vanity cabinet and vanity base unit
- Walk in shower with brushed brass thermostatic valve
- Recessed ceiling down lighters and wall lights
- Brushed brass heated ladder towel rail
- Free standing bath with brushed brass single lever wall mounted bath mixer tap (apartment 12 only)

### BEDROOMS

- TV points
- Built in wardrobes

## ELECTRICAL AV, TELEPHONE & DATA

- BT points (master bedroom and bedrooms)
- Digital TV/satellite
- FM and DAB radio
- Virgin (living rooms)
- 4 DSSO sockets with USB connection (master bedroom)

## LIGHTING

- Bronze dimmer switches/spurs throughout
- Down lights throughout
- Feature spot lighting (kitchen)
- Recessed ceiling down lighters and wall lights (bathrooms and en-suites)

# WALL & FLOOR FINISHES

- Stone tiled walls
- Stone flooring and brushed brass threshold (bathrooms)
- Oak herringbone engineered wood flooring (living, hallways and kitchen)
- Herringbone engineered wood border and carpet inlays to bedrooms

## SAFETY, SECURITY & COMFORT

- Audio and video entry system with integrated doorbell connected to phone app
- Oak panelled apartment front door with 5 lever mortice deadlock
- Underfloor heating to all living areas
- Thermostat with the facility to operate from phone application (master, bedrooms, halls)
- Comfort cooling
- Sliding sash windows

### COMMUNAL AREAS

Passenger lift

