

NINE  
MULBERRY SQUARE

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RESIDENCE 9

TOTAL AREA

191.4 M<sup>2</sup> / 2,060.3 FT<sup>2</sup>



CHELSEA BARRACKS

BELGRAVIA

Set within a prominent location, this building marks a grand entrance into Chelsea Barracks. It elegantly sits on the prestigious Mulberry Square affording its residents a sense of tranquillity and majestic views of the culinary garden. With an exterior design that deploys intricate shadow detailing and generous balconies this stone façade building maximises light and space and exudes grandeur.







MULBERRY SQUARE





MULBERRY SQUARE





NINE MULBERRY SQUARE LOBBY





LIVING





LIVING







DINING





KITCHEN



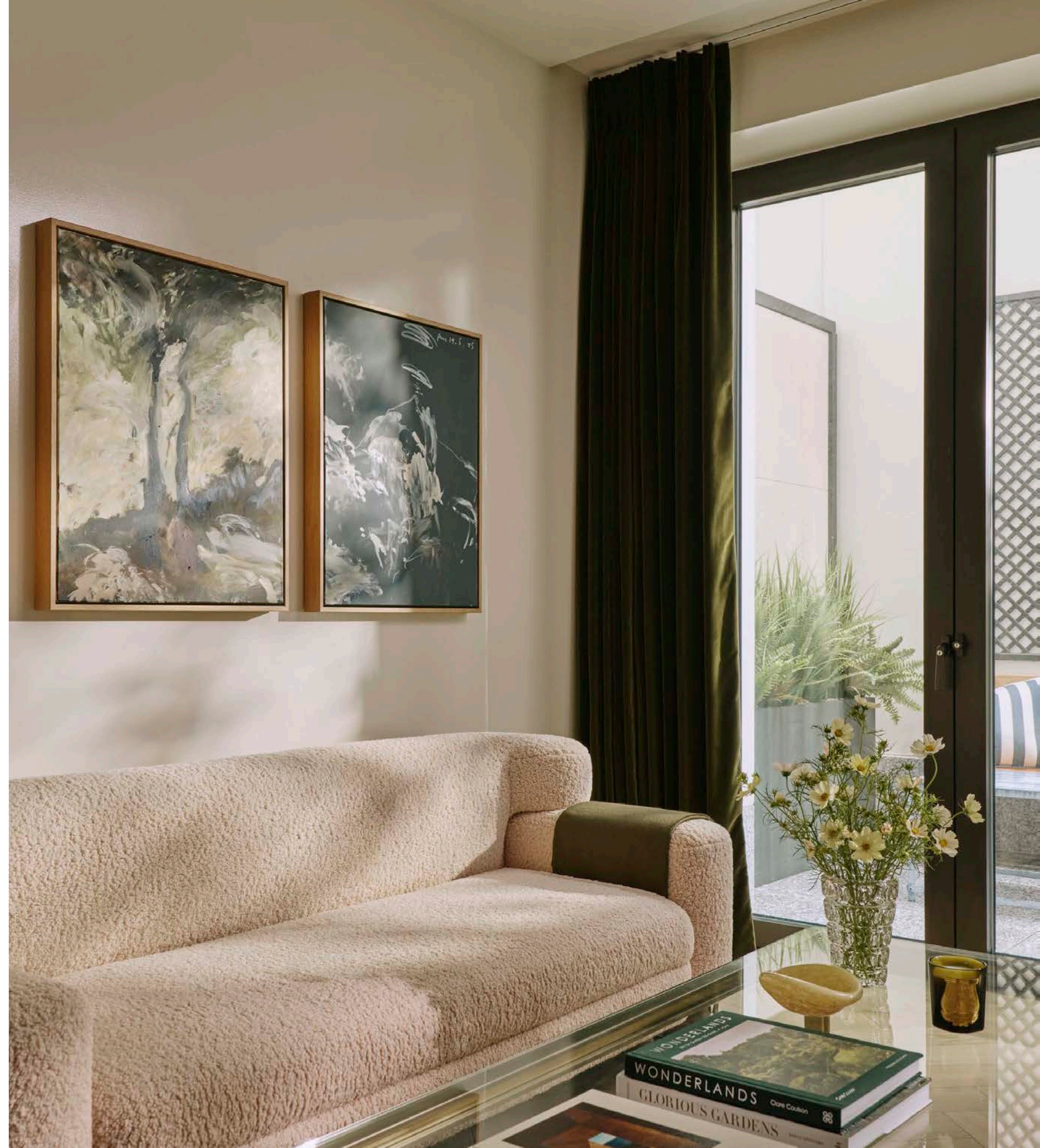


PRINCIPAL BEDROOM





PRINCIPAL BEDROOM







PRINCIPAL EN SUITE





SECONDARY BEDROOM

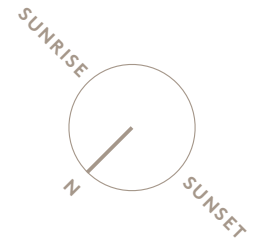




SECONDARY BEDROOM



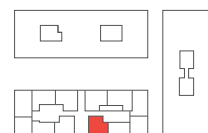
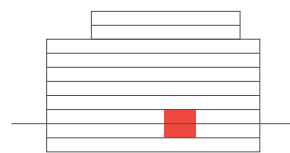
# RESIDENCE 9 - LOWER GROUND & GROUND FLOOR



## Dimensions

Living/Dining/Kitchen	8.6 x 7.5 m	28.3 x 24.5 ft
Principal Bedroom	6.0 x 3.5 m	19.7 x 11.6 ft
Principal En Suite	3.5 x 1.9 m	11.6 x 6.2 ft
Bedroom 2	6.1 x 3.1 m	19.9 x 10.1 ft
Balcony	5.1 x 1.1 m	16.8 x 3.6 ft
Lightwell	9.8 x 2.3 m	32.3 x 7.5 ft

TOTAL AREA  
191.4 M<sup>2</sup> / 2,060.3 FT<sup>2</sup>



CHELSEA  
BRIDGE ROAD

MULBERRY SQUARE



Not to scale and illustrative, by way of example, only. These particulars (or any part of them) do not form part of any offer or contract and must not be relied upon as statements or representations of fact. These plans are illustrative only in depicting a typical layout for the accommodation. All items illustrated in the plans, including but not limited to any areas, measurements or distances shown are approximate and subject to change.





GARDENS AT CHELSEA BARRACKS





LIFE IN ABUNDANCE AT CHELSEA BARRACKS



Directly accessed from 9 Mulberry Square, the amenity offer is truly awe-inspiring. Managed by AMP (Athletic Medical Performance) and providing an integrated approach to fitness and medical services, it spans an area 32,749 sq ft which includes a multi-use sports hall that can be used as a Championship Tennis Court and for other group sports, a 25 m swimming pool, a state of the art gymnasium, club lounge, a business suite including private offices, boardrooms and a children's playroom.

A category in its own class, the amenity offer provides abundance in space for true sports enthusiasts living at Chelsea Barracks thus, complementing the 18,460 sq ft amenity offer at Whistler Square. It encapsulates wellness in all its forms for richer experiences made at home.





# THE GARRISON CLUB AT GRENADIER GARDENS



32,749 SF FT OF AMENITY SPACE COMPRISES

SPORTS HALL

25 M SWIMMING POOL & WET AREAS

STATE OF THE ART GYMNASIUM

SPA TREATMENT & CONSULTATION ROOMS

CLUB LOUNGE

BUSINESS SUITE INCLUDING 8 PRIVATE OFFICES

CHILDREN'S PLAYROOM

MANAGED BY AMP ATHLETIC







RECEPTION





25M SWIMMING POOL AND HYDRO POOL





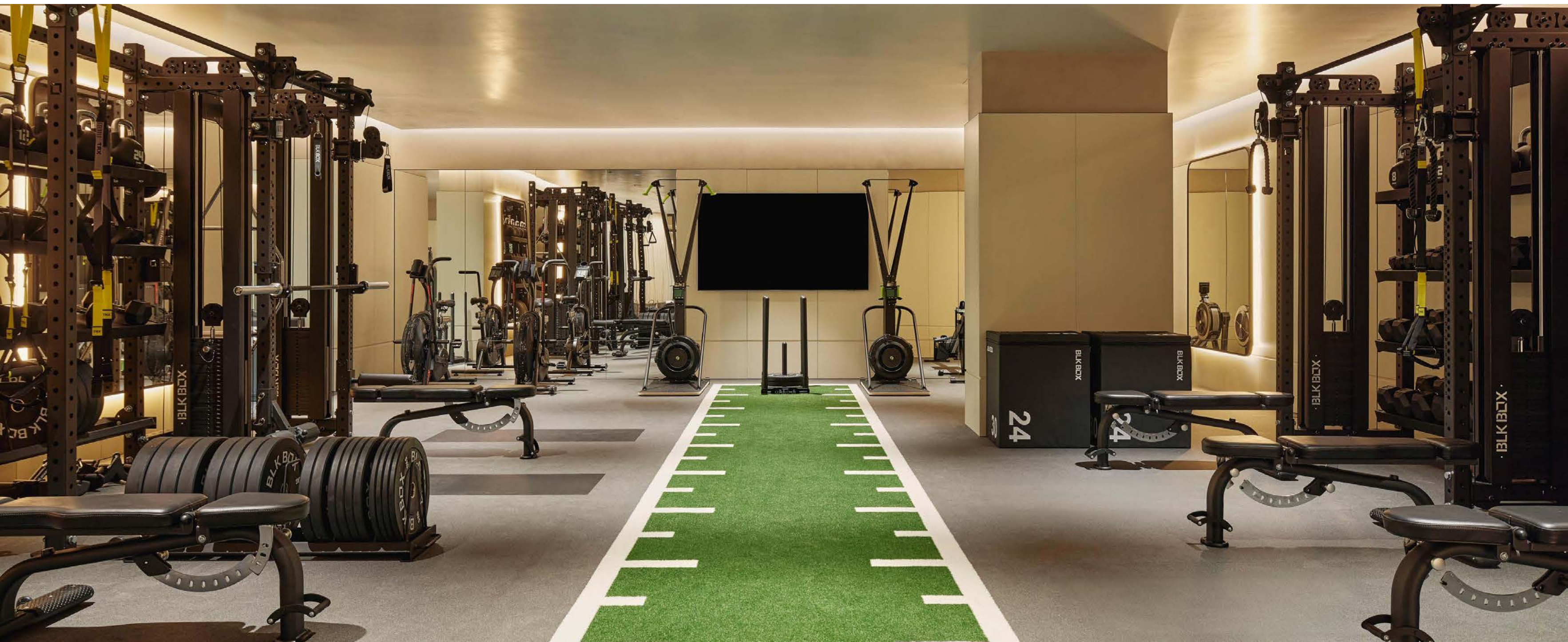
SWIMMING POOL SEATING AREA





25M SWIMMING POOL





GYMNASIUM





GYMNASIUM





DESIGNED WITH ATHLETES IN MIND





COMPUTER GENERATED IMAGE

MULTI-USE SPORTS HALL





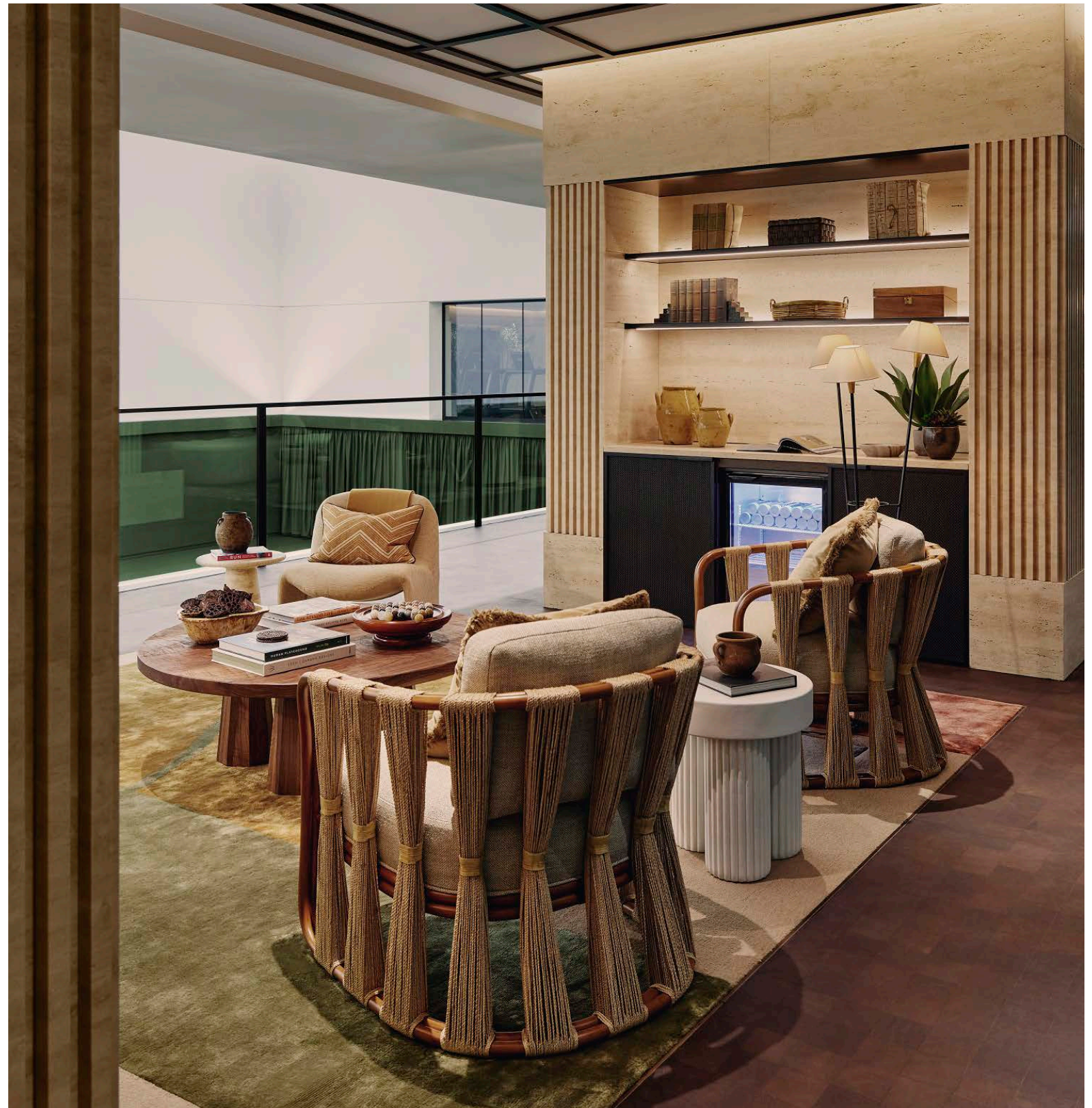
MULTI-USE SPORTS HALL





FEMALE CHANGING ROOM





CLUB LOUNGE





BUSINESS SUITE





CHILDREN'S PLAYROOM



# SPECIFICATION

## EXTERNAL FINISHES

### External Walls

Clad with natural, light-coloured Portuguese limestone and cream-coloured render

### Windows

Fixed and operable glass panels

### External Doors

Sliding doors open onto Juliet and cantilevering balconies

### Balconies

Light-coloured Portuguese limestone and bronze-coloured balustrades with low-level lighting

### Juliet Balconies

Glass balustrades with bronze-coloured railings

## ENTRANCE AREAS

### Entrance Areas

Intimate and welcoming entrance lobby incorporating light-coloured timber panelled walls and illuminated ceiling coffers

Bespoke stone floor with decorative stone patterns

Mulberry Square entrance lobby comprises a reception desk, comfortable seating areas and feature stone-clad fireplace. It provides access to the central, private courtyard and connection to the lift lobbies allowing access to all floors, including the Garrison Club.

### Lift Lobbies and Lift Cars

Lift lobbies are fitted with premium finishes including:

- Floors comprising inlaid carpet set within a natural stone border and metal trim
- Walls covered with fabric panels, painted timber wainscoting and stone skirting
- Painted plasterboard ceiling

One passenger lift and one passenger/goods lift per core featuring:

- Walls with stone and leather panelling with bronze-coloured metal detailing
- Natural stone flooring with bronze metal strips
- Ceiling with curved perimeter coffer detail and integrated LED lighting

## APARTMENT FINISHES

### Flooring

Under-floor heating system with acoustic and thermal insulation

Apartment entrance lobbies have a patterned stone floor and skirting comprising three different stone types with complementary colours

High-quality hardwood floors laid in a traditional English herringbone pattern feature in:

- Living and dining rooms
- Kitchens
- Master bedrooms

The enclosed kitchens in the larger apartments have natural stone floors

Premium light-coloured carpets to secondary bedrooms

Master bathrooms finished with premium Italian marble stone floors and walls to datum

Natural stone floors and walls to datum in all other bathrooms and powder rooms

### Ceilings

Painted, suspended plasterboard ceilings throughout, incorporating sprinklers, smoke and heat detectors, recessed and cove light fittings

### Internal Walls and Doors

Internal walls constructed with a high level of sound insulation

High-quality, contemporary timber veneered doors with solid lipping and brass inlays

Timber veneered door frames

High-quality range of bespoke ironmongery from Joseph Giles

### Bathrooms

High-quality sanitaryware complemented by a modern range of bespoke bathroom brassware from Waterworks

Premium natural stone shower and bath surround with large format glass screens, where applicable

Vanity units with timber veneer and natural stone countertops

Free-standing bathtub in master bathrooms of some larger apartments

Heated towel rails and floors

### Kitchens

High-quality timber veneer cupboards

Natural stone worktops and splashback with stone island units in the larger apartments

### Appliances

#### 1 & 2 Bedroom Apartments

Sub-Zero & Wolf or similar:

- Integrated fridge freezer
- Convection oven
- 4 ring gas hob
- Combi-Microwave oven
- Integrated dishwasher
- Wine cooler\*

Laundry cupboard equipped with appliances by Gaggenau, or similar, including separate washer/dryer

### Joinery

Bespoke and crafted, using high-quality hardwood/hardwood veneers, where applicable

\*Available in 2 Bedroom Apartments only



# SPECIFICATION

## BUILDING SERVICES

### Comfort Conditioning

Heating and cooling throughout

Heating via a wet zoned under-floor system. Electric in bathrooms and WCs

Comfort cooling/heating via fan-coiled units and operable windows

Zoned temperature control system

### Ventilation

Openable windows

Fresh air ventilation to rooms via an energy efficient heat recovery system

Exhaust ventilation to bathrooms, WCs and wet areas

### Interior Lighting

Lighting design incorporates energy efficient light fittings with direct and indirect design

Advanced lighting control with scene setting and dimming functions throughout

Allowance for table and floor standing lamps to be connected into the lighting control

Provision for motorised window treatments to all windows

### Home Automation

In-wall video touchscreens for integrated control of lighting, heating, cooling and video intercom

Elegant local control panels for room functional control of lighting, heating, cooling.

Designed to deliver state-of-the-art audio and visual distribution

Multi-room audio infrastructure cabling to allow the purchaser to install ceiling mounted speakers for music to be played from multiple formats and sources, including radio, internet streaming, MP3 player and computer

Category 6 data cabling and television/satellite distribution within the main rooms

High speed internet infrastructure offering speeds up to 1Gbps from multiple providers through fibre to the premise technology (FTTP)

### Smoke and Heat Detection

Heat detectors located in each kitchen

Discrete smoke detection provided in all other rooms from a VESDA system – unnoticeable to the eye

Residence-specific fire alarms directly interfaced to the building's fire alarm panel and linked to the estate management system

## RESIDENTS' AMENITIES

### Spa Amenities

The spa and gym facilities for the exclusive use of residents and guests are located on the lower ground levels 2 & 3. The facilities include:

- Lobby and reception area
- Sports hall for tennis, basketball and other sports
- Gym
- 25m swimming pool
- Hydro pool
- Fitness studio
- Spa treatment & consultation room
- Experience shower rooms
- Sauna and steam rooms
- Club lounge
- TV lounge
- Male and female changing rooms

### Building Amenities

- Business suite including eight individual rooms of varying sizes
- Children's play room
- Prep kitchen
- WC facilities

## RESIDENTS' FACILITIES

### Management

Development managed by a specialist residential property management company

### Basement Car Park

Security access controlled car parking, including:

- Individual and limited tandem car parking spaces\*\*
- CCTV coverage at all entry and exit points
- Electric car charging points

### Concierge

24-hour porter & concierge lifestyle services across the estate, including:

- Taxi pick-up and drop-off
- Valet parking
- Deliveries and collections
- Refuse management
- Lifestyle services
- General queries

### Residential Storage

Private, secured storage\* located on the lower ground floor level 2

## SECURITY

### Security and Access

24-hour manned security/concierge across the entire estate, managed by a specialist residential property management company

Additional measures include:

- Comprehensive CCTV site and building entry point coverage
- Video entry system to apartment buildings for guests
- Fob access key to residential amenities including spa and boardrooms
- High security locks for all external doors

Security locks fitted to all external windows and sliding doors

Laminated glazing for improved security to all external windows and sliding doors

Base wiring for state-of-the-art alarm system

\*\*Available for purchase and subject to availability.





WELCOME HOME



