



CHELSEA ISLAND
LONDON SW10

CHELSEA ISLAND

An elegant and timeless yet effortlessly modern development in the perfect Chelsea location.

Designed by world-renowned architects Arney Fender Katsalidis, Chelsea Island is a celebration of understated, quintessentially British style which includes 92 classically-proportioned apartments in one of London's most prominent and sought-after addresses.

Chelsea Island has been carefully designed with every detail in mind, including generous proportions and large feature windows which create an abundance of natural light. Residents will enjoy the engaging living spaces and exclusive use of the gymnasium, concierge and expansive private gardens - which include a stunning sixth-floor rooftop garden created by celebrated couture floral designer, Neill Strain.

Chelsea Island's elegant sixth-floor landscaped rooftop garden is a beautiful space for relaxation and contemplation, with fine views overlooking West London.





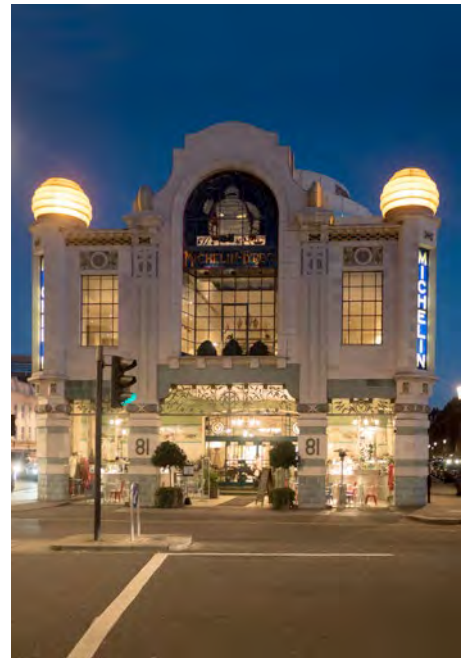


LONDON - YOURS TO DISCOVER FROM YOUR CHELSEA ISLAND HOME

An enticing route of retail and entertainment delights, King's Road is easily accessible from Chelsea Island and runs through the heart of Chelsea. It encompasses the contemporary arts of the Saatchi Gallery near Sloane Square, and effortlessly embraces the wild side of World's End; cruising sinuously westwards to become the New King's Road, where some of London's best antique shops and

art galleries offer a wealth of classic and contemporary objets d'art. Chelsea and its upmarket neighbours offer a choice of some of London's finest restaurants, as well as elevated café-bars and down-to-earth local pubs. Above all, there is the River Thames – and for those who live at Chelsea Island, it provides spectacular panoramic views, carved from the burnished skies of bright, vibrant Chelsea.





CHELSEA – ALWAYS IN FASHION; FOREVER IN STYLE

Chelsea wears its fame lightly; stylish, cutting edge and irresistibly attractive, it is also bohemian and outstandingly individual – boldly luring those who want to live London life at its most vibrant, vivid and resonant. Chelsea has always been a crucible of creativity, as witnessed by artist residents such as Turner and Whistler, as well as writers TS Eliot, AA Milne and

Agatha Christie. Add the Chelsea College of Arts and Chelsea Arts Club, and it is little wonder that this celebrated borough is an iconic global symbol of fashionable London – a reputation that has continued since the swinging '60s. Perfectly located, Chelsea is one of the most sought-after areas of London.





LONDON LOCATION

Chelsea Island is in an enviable location, perfectly placed to enjoy the superb amenities of the local area as well as the many benefits the capital has to offer.



CULTURE

- | | |
|--------------------------|------------------------------|
| 1 Buckingham Palace | 8 Royal Albert Hall |
| 2 Chelsea Flower Show | 9 Royal Opera House |
| 3 Chelsea Football Club | 10 Saatchi Gallery |
| 4 London Eye | 11 Tate Britain |
| 5 Natural History Museum | 12 The Gallery on the Corner |
| 6 The National Gallery | 13 The Royal Mews |
| 7 Pump House Gallery | 14 Victoria & Albert Museum |

RESTAURANTS & BARS

- | | |
|--------------------------------|----------------------------------|
| 15 606 Club | 22 Kings Road Steakhouse & Grill |
| 16 Beaufort House Garden | 23 La Poule au Pot |
| 17 Biebendum | 24 Restaurant Gordon Ramsay |
| 18 Bluebird | 25 The Botanist |
| 19 Blue Elephant | 26 The Ivy Chelsea Garden |
| 20 Boisdale of Belgravia | 27 The Jam Tree |
| 21 Dinner by Heston Blumenthal | 28 Tom's Kitchen |

RETAILERS

- | | |
|------------------------|----------------------|
| 29 Anthropologie | 39 Louis Vuitton |
| 30 Burberry | 40 Manolo Blahnik |
| 31 Dior | 41 Petit Bateau |
| 32 Duke of York Square | 42 Penhaligon's |
| 33 French Sole | 43 Peter Jones |
| 34 Harrods | 44 Reiss |
| 35 Harvey Nichols | 45 Selfridges |
| 36 Jaeger | 46 Tiffany & Co |
| 37 LK Bennett | 47 Vivienne Westwood |
| 38 Lots Road Auction | 48 Zadig & Voltaire |

-  Airport
-  Underground Stations
-  Overground Stations
-  National Rail Stations
-  Elizabeth Line (Crossrail)
-  Heathrow Express
-  River Taxi
-  Heliport

JOURNEY TIMES FROM IMPERIAL WHARF STATION*

West Brompton	3 minutes	Paddington (Heathrow Express Access)	21 minutes
Clapham Junction	7 minutes	Bond Street	26 minutes
Gloucester Road	15 minutes	Covent Garden	27 minutes
South Kensington	17 minutes	Oxford Circus	28 minutes
Sloane Square	19 minutes		
Knightsbridge	21 minutes		

JOURNEY TIMES BY THAMES CLIPPER FROM CHELSEA HARBOUR PIER*

Embankment Pier	22 minutes	London Bridge City Pier	34 minutes
Blackfriars Pier	27 minutes	Tower Pier	48 minutes
London Eye Pier	31 minutes	Canary Wharf Pier	43 minutes

*Travel Time sources: journeyplanner.tfl.gov.uk

A WIDE CHOICE OF APARTMENTS AND EVERYTHING AT YOUR FINGER TIPS

Situated close to riverside-located Imperial Park, and around 200 metres from Chelsea Harbour Pier, Chelsea Island rises elegantly to twelve storeys, with retail stores, restaurants and cafés on the ground floor – and with 92 well-proportioned apartments on the upper floors. The apartments are defined by spacious and free-flowing living, dining and entertaining areas.

Chelsea Island is surrounded by a newly-designed public plaza which is adjacent to Chelsea Creek, a tranquil area of water

which links to the River Thames. There is also a children's play area, cycle-parking, and a link to the Thames Path - a 180-mile walking and cycling trail that runs along the Thames, from Woolwich all the way to Gloucestershire.

Just around the corner, at 90 Lots Road, is the renowned 606 Club, which is one of London's best venues for live Jazz, Latin and R&B music.

A fitting neighbour to exclusive Fulham, Kensington and Knightsbridge, Chelsea also

places you in an ideal position to quickly access central London and the West End. Getting away is equally accessible, with Imperial Wharf Station just a few minutes from Chelsea Island, linking directly with London's Underground and rail network. From Paddington station it's just 15 minutes to Heathrow, whilst King's Cross St Pancras provides regular trains to Paris, Brussels and beyond.









EMBRACED BY A GREEN PUBLIC PLAZA

Chelsea Island's ground floor features an impressive range of shops, restaurants and café facilities, which are destined to become a dynamic hub for the vibrant community. Beautifully laid out and sympathetically designed, the plaza will be a natural focus for relaxation, enjoyment and appreciation of the surrounding greenery.

CHELSEA ISLAND 6TH
FLOOR RESIDENTS'
GARDEN





"I use floral designs to enhance the natural characteristics of a venue and its owner's personality. Designing the garden space for Chelsea Island has demanded a similar approach – and since the building creates open space, light, and a refuge from the busy city life of central London, the garden similarly focuses on light,

peace and tranquillity, bringing outdoor space into interiors and vice-versa. I have planted bee-friendly trees, shrubs and plants for the spring, summer and autumn seasons, when worker bees are searching for nectar and pollen. Hexagonal honeycomb shapes will also feature in the garden, and flower-beds will be densely

packed with a tapestry of texture and colour. The central pond is an attractive focal point, reflecting the glass structure of the building and creates an area of peace. The shaded grass area near the pond is ideal for yoga, meditation and contemplation."

RECEPTION AREA – WITH 24-HOUR CONCIERGE

Welcoming and exquisitely appointed, the reception area is infused with natural light, perfectly illuminating its bright, contemporary interior. The reception area will have a 24-7 concierge, who can assist residents with a range of services.



CHELSEA ISLAND'S SCENTED LOBBY

Chelsea Island has been designed to engage all the senses, whether with iconic views across the Thames or with custom-designed home fragrances.

This is why Rachel Vosper, the internationally renowned chandler, was approached to create bespoke fragrant candles

for Chelsea Island's lobby and reception area. Rachel has infused the Chelsea Island beeswax candles with a unique combination of carefully selected natural ingredients, which create a calming and alluring scent to complement the interior.









GYMNASIUM

The residents-only gym features state-of-the-art fitness equipment.

KITCHEN AND DINING

Kitchen and dining areas flow into one another to create the perfect synergy for relaxation and entertainment.







RECEPTION AND DINING

Adjacent to kitchen/dining areas, living spaces enjoy a wealth of natural illumination from floor-to-ceiling windows.



LIVING AREA

Large feature windows present a series of different vistas, providing fine views of the surrounding Chelsea locality.





LIVING AREA

Hidden lighting behind window
coving infuses living and dining
areas with soft, subtle illumination.





MASTER BEDROOM

Master bedrooms are grand and spacious, allowing for placement of king-size beds and complementing furniture.







MASTER BATHROOM

Bathrooms are fitted to the highest standards with stylish white sanitaryware and marble-finished tiling. Mirrored wall units create a striking sense of space and dimension.





HADLEY PROPERTY GROUP

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WE ARE VERY PROUD OF THE DESIGN-LED, BESPOKE APPROACHES WE TAKE TO EACH OF OUR SCHEMES, AND OUR PORTFOLIO INCLUDES HIGH-END, BOUTIQUE DEVELOPMENTS, MIXED-USE RESIDENTIAL LED SCHEMES AND LARGE-SCALE REGENERATION PROJECTS.

HADLEY SITS COMFORTABLY AMONGST LONDON'S TOP TIER OF DEVELOPERS, WITH MORE THAN 1,200 QUALITY HOMES DELIVERED IN THE CAPITAL TO DATE. THERE ARE CURRENTLY 1,500 HOMES IN THE COMPANY PIPELINE WHICH WILL BE DELIVERED IN THE NEXT FIVE YEARS.

**Arney
Fender
Katsalidis**



XAVIO DESIGN
MAYFAIR

A R G E N T

Originally formed in 1988, Arney Fender Katsalidis is a boutique global design firm with an integrated approach to architecture, interiors and art – and our aim is to enable people to work, live and play better in their chosen environments. We achieve this by creating beautiful buildings and inspirational interiors worldwide, and we operate across five global regions, which are supervised from three studios in different worldwide locations – London, Melbourne and Sydney. We focus on residential, hotel, workplace and cultural sectors, and currently we have projects across Canada and in the USA, UK, Middle East, Asia and Australia.

Xavio Design of Mayfair is a leading lighting design consultancy, specialising in super-prime residential projects, super-yachts and luxury hospitality. Most projects are in Belgravia, Mayfair, Kensington, Knightsbridge, St John's Wood, Chelsea and other high-end central London residential boroughs – and clients are largely ultra-high-net-worth individuals.

Professionalism, superb attention to detail and a highly creative, yet sophisticated, design approach are keynotes of every Xavio project. Clients, consultants and contractors appreciate the high level of input they receive from Xavio, as well as smooth processes and a luxurious, exclusive end result. Xavio partners with iconic design brands and famous consultancies across the globe to give a high level of resource, creative direction and technical backup on world-class projects.

Argent Design has over 20 years' global experience of creating interiors for some of the world's most desirable, luxurious and highly valued homes. Argent undertakes in-depth pre-design consultation, using accumulated knowledge and experience to create exceptional environments that delight customers and enhance property values. We work for developers, joint ventures, property agents and entrepreneurs – plus we are regularly commissioned by individual clients.

Our portfolio is diverse, from offices and multi-occupancy apartment complexes to single homes. Argent covers all ages and styles of property, from modernist properties to Grade II listed buildings – plus we undertake interior design work for aircraft and super-yachts.



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