

NINE
MULBERRY SQUARE
—
FLOORPLATES



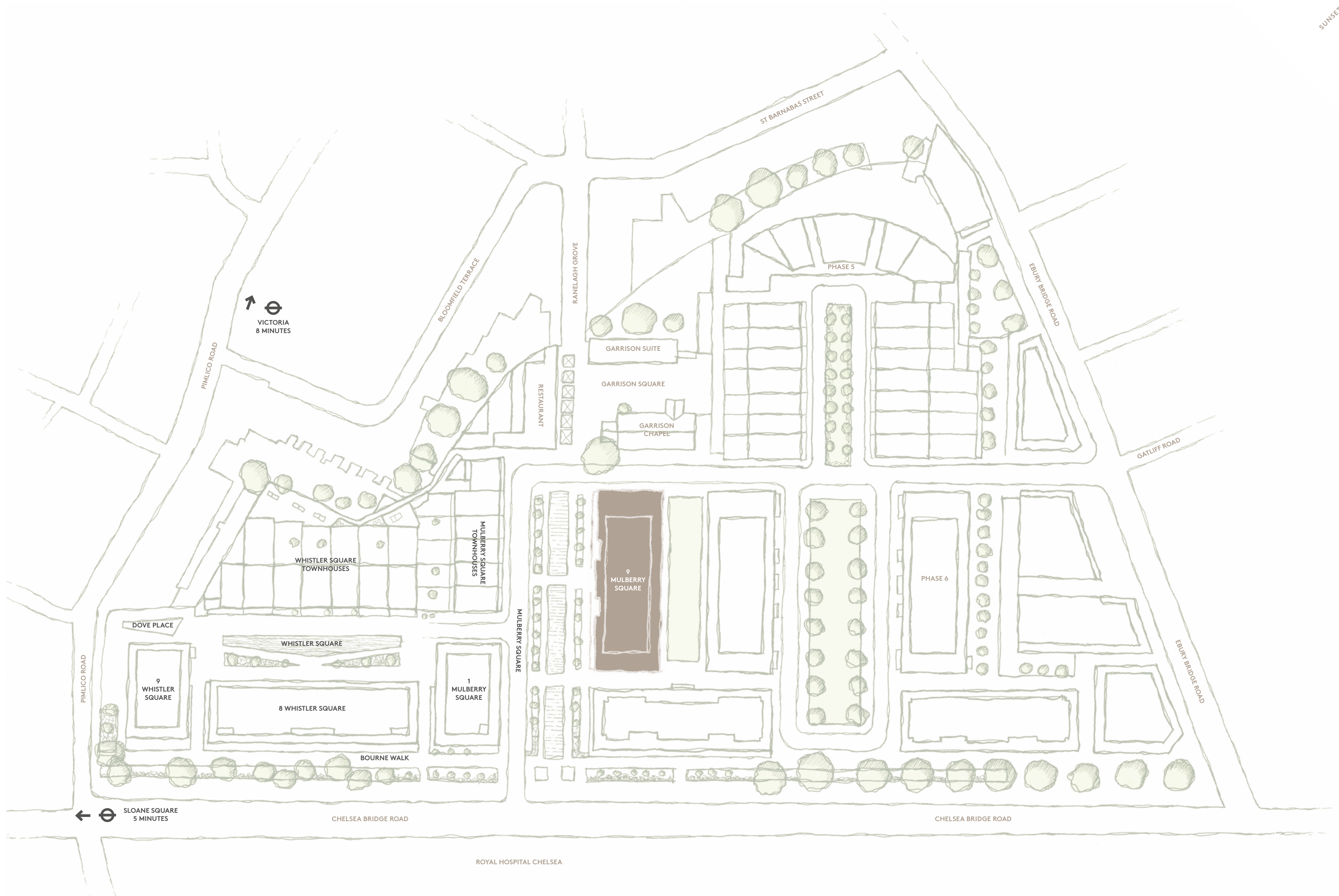
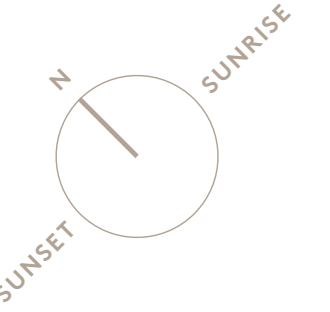
CHELSEA BARRACKS

LONDON SW1

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.



MASTERPLAN

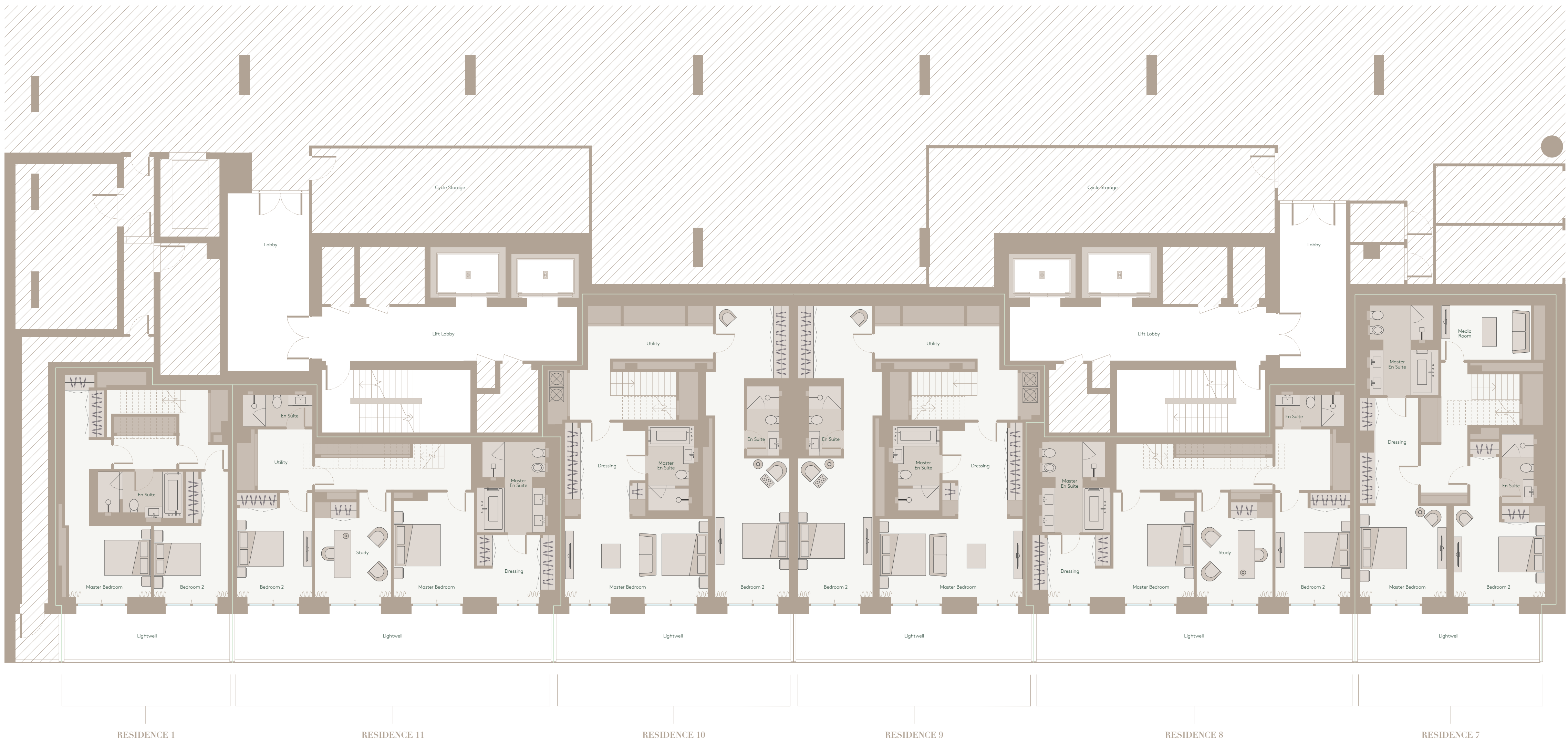
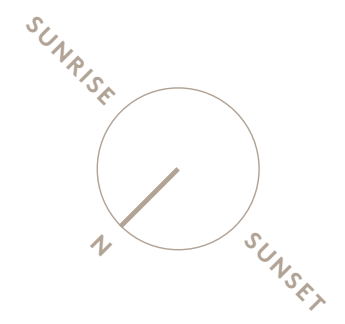


NINE MULBERRY SQUARE CUT THROUGH SECTION

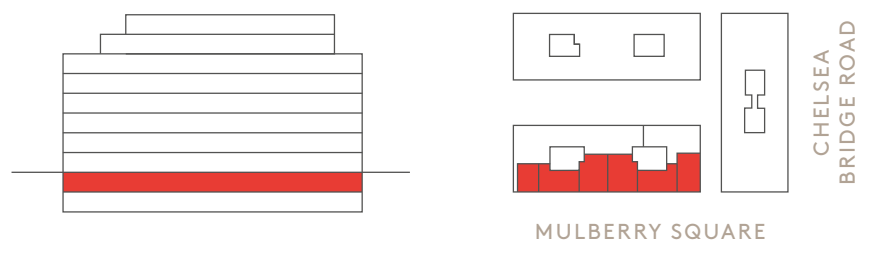




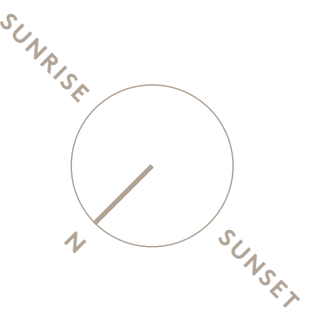
LOWER GROUND 1 FLOOR



TOTAL AREA					
Residence 1	Duplex	131.9 m ²	1,419 ft ²	Residence 9	Duplex 191.4 m ² 2,060 ft ²
Residence 7	Duplex	167.4 m ²	1,802 ft ²	Residence 10	Duplex 191.4 m ² 2,060 ft ²
Residence 8	Duplex	162.5 m ²	1,749 ft ²	Residence 11	Duplex 164.1 m ² 1,767 ft ²

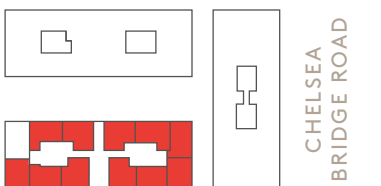
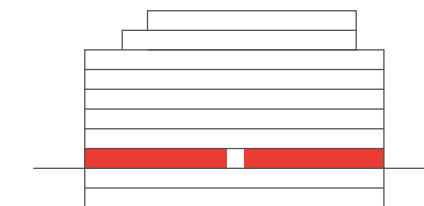


GROUND FLOOR



TOTAL AREA

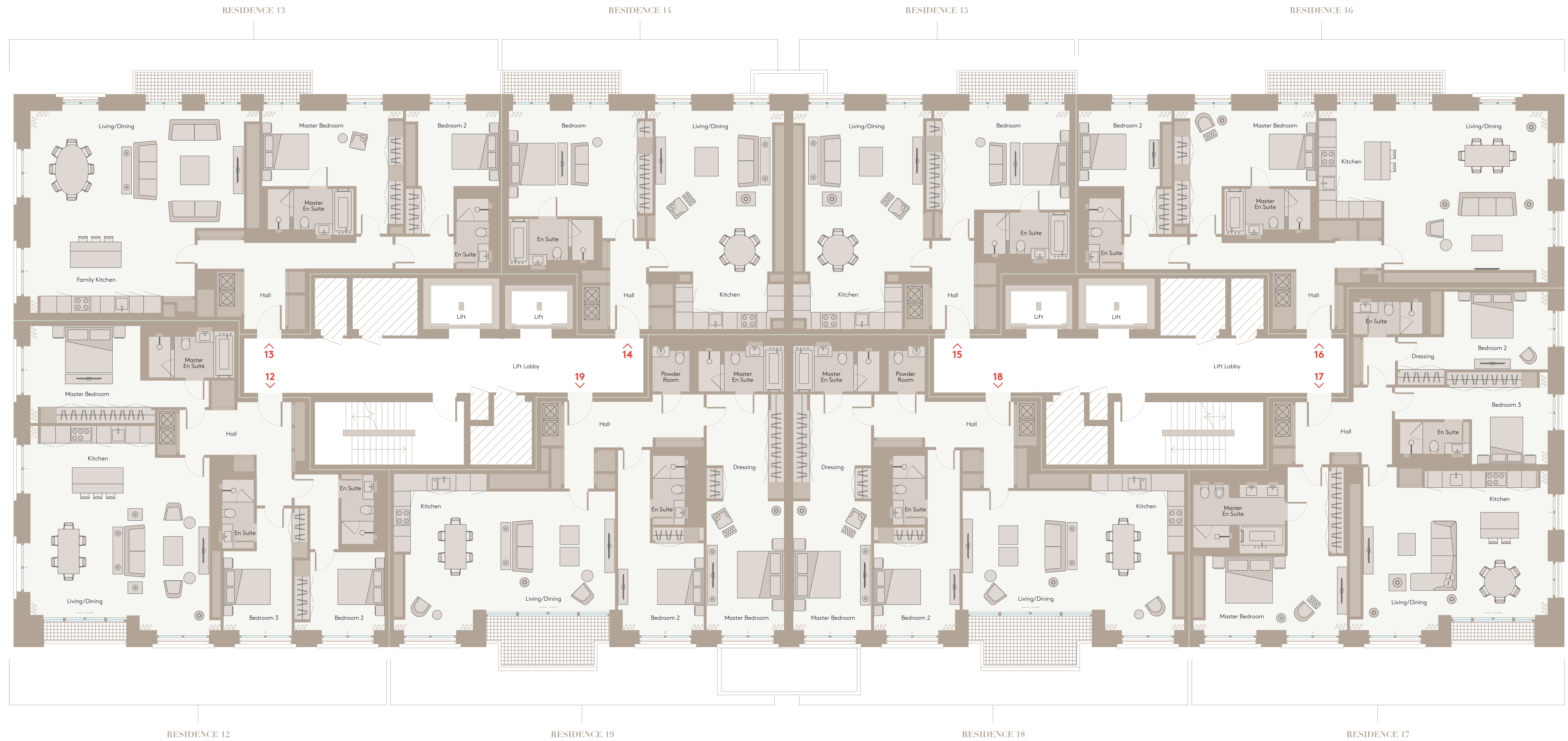
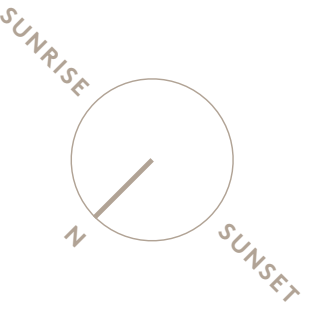
Residence 1	Duplex	131.9 m ²	1,419 ft ²	Residence 5		87.4 m ²	941 ft ²	Residence 9	Duplex	191.4 m ²	2,060 ft ²
Residence 2		79.0 m ²	851 ft ²	Residence 6		86.5 m ²	931 ft ²	Residence 10	Duplex	191.4 m ²	2,060 ft ²
Residence 3		85.7 m ²	922 ft ²	Residence 7	Duplex	167.4 m ²	1,802 ft ²	Residence 11	Duplex	164.1 m ²	1,767 ft ²
Residence 4		85.7 m ²	922 ft ²	Residence 8	Duplex	162.5 m ²	1,749 ft ²				



MULBERRY SQUARE

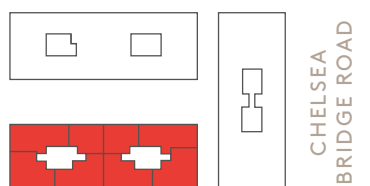
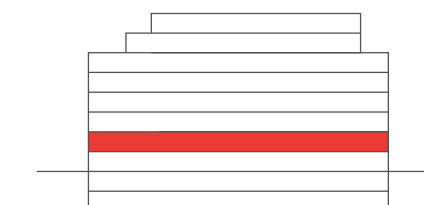
CHELSEA
BRIDGE ROAD

1ST FLOOR



TOTAL AREA

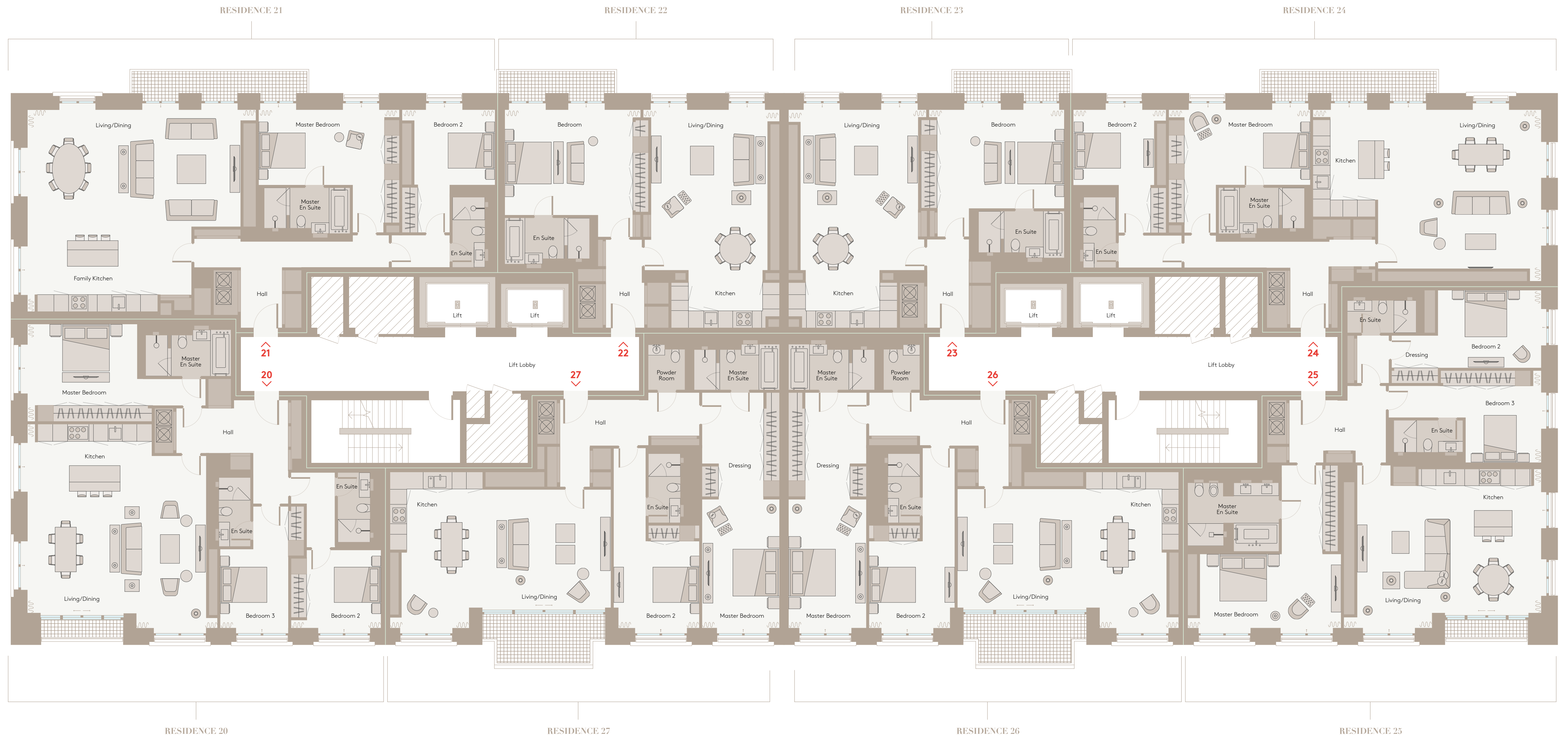
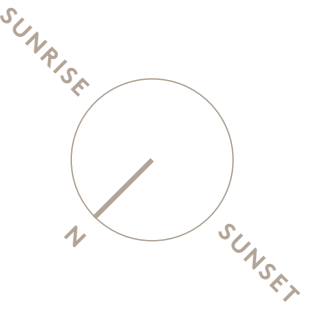
Residence 12	157.4 m ²	1,695 ft ²	Residence 16	143.0 m ²	1,539 ft ²
Residence 13	155.2 m ²	1,671 ft ²	Residence 17	167.7 m ²	1,806 ft ²
Residence 14	98.7 m ²	1,062 ft ²	Residence 18	146.9 m ²	1,582 ft ²
Residence 15	98.8 m ²	1,064 ft ²	Residence 19	146.9 m ²	1,582 ft ²



MULBERRY SQUARE

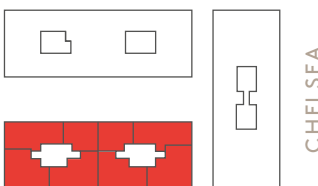
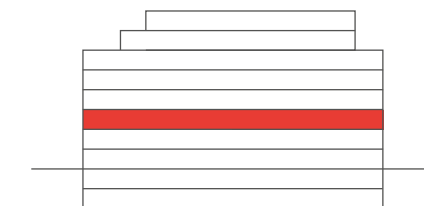
CHELSEA
BRIDGE ROAD

2ND FLOOR



TOTAL AREA

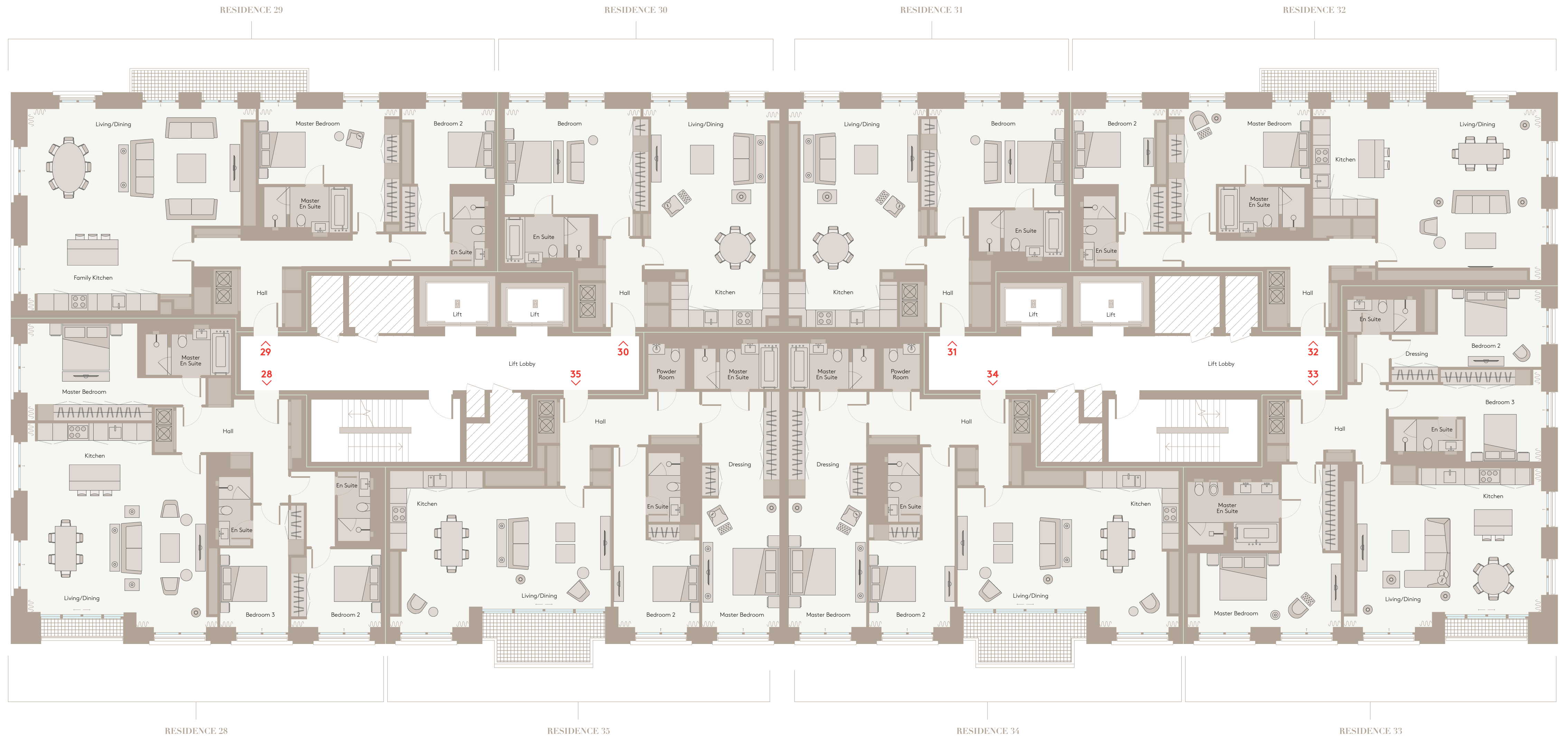
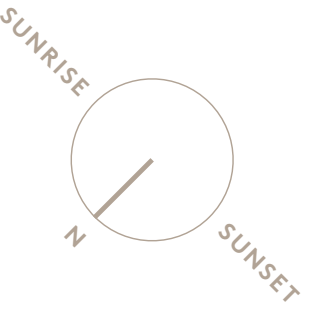
Residence 20	157.4 m ²	1,695 ft ²	Residence 24	143.0 m ²	1,539 ft ²
Residence 21	155.2 m ²	1,671 ft ²	Residence 25	167.7 m ²	1,806 ft ²
Residence 22	98.7 m ²	1,062 ft ²	Residence 26	146.9 m ²	1,582 ft ²
Residence 23	98.8 m ²	1,064 ft ²	Residence 27	146.9 m ²	1,582 ft ²



MULBERRY SQUARE

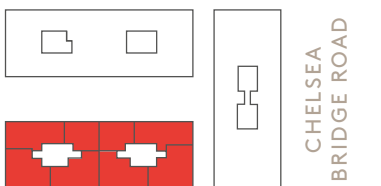
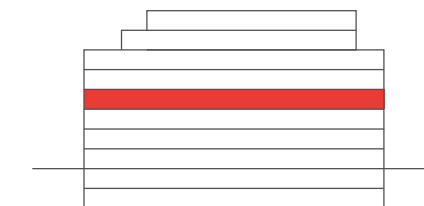
CHELSEA
BRIDGE ROAD

3RD FLOOR



TOTAL AREA

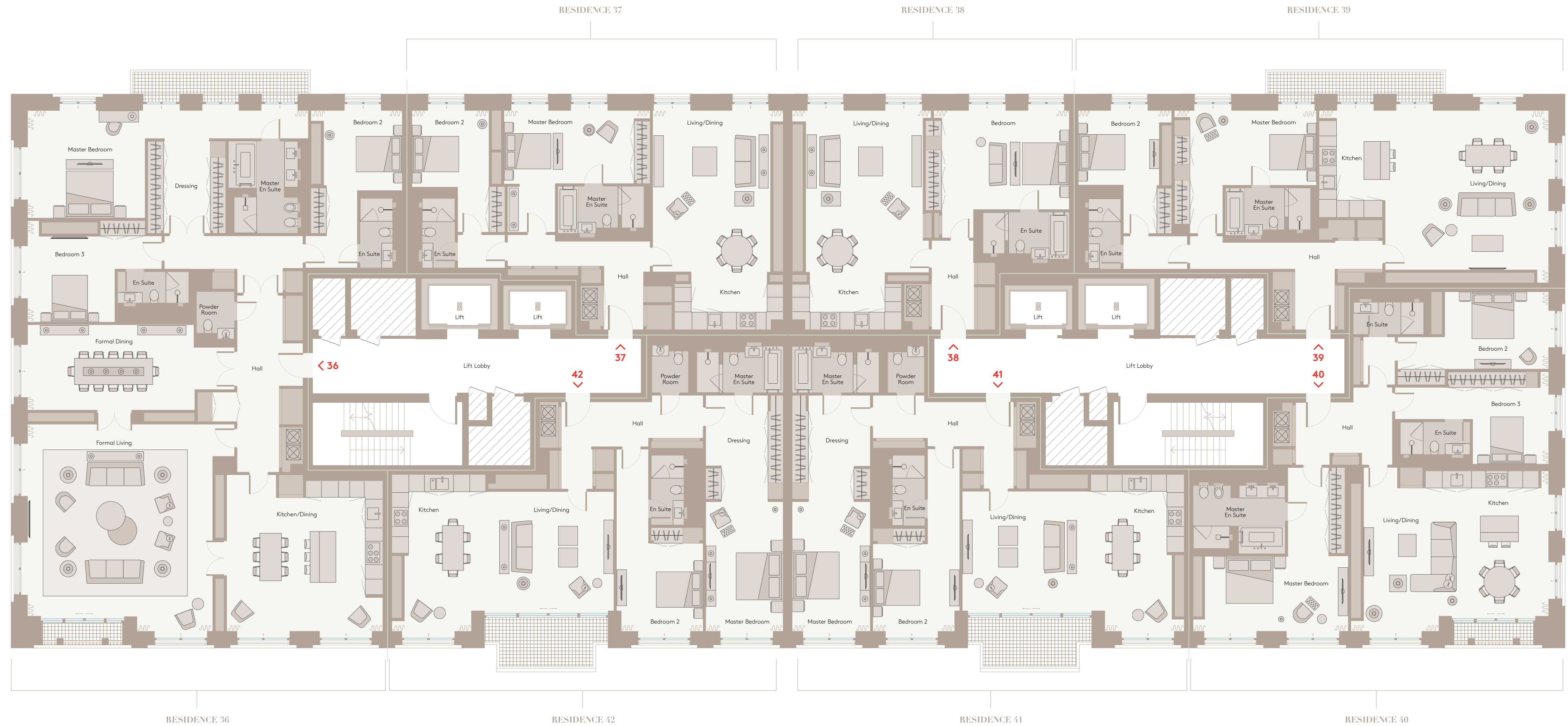
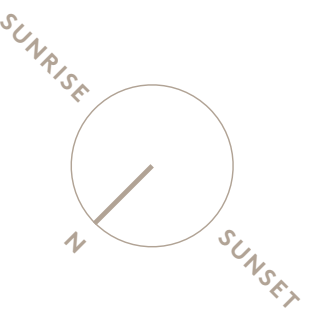
Residence 28	157.4 m ²	1,695 ft ²	Residence 32	143.0 m ²	1,539 ft ²
Residence 29	155.2 m ²	1,671 ft ²	Residence 33	167.7 m ²	1,806 ft ²
Residence 30	98.7 m ²	1,062 ft ²	Residence 34	146.9 m ²	1,582 ft ²
Residence 31	98.8 m ²	1,064 ft ²	Residence 35	146.9 m ²	1,582 ft ²



MULBERRY SQUARE

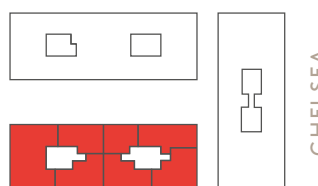
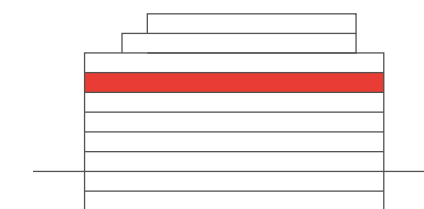
CHELSEA
BRIDGE ROAD

4TH FLOOR



TOTAL AREA

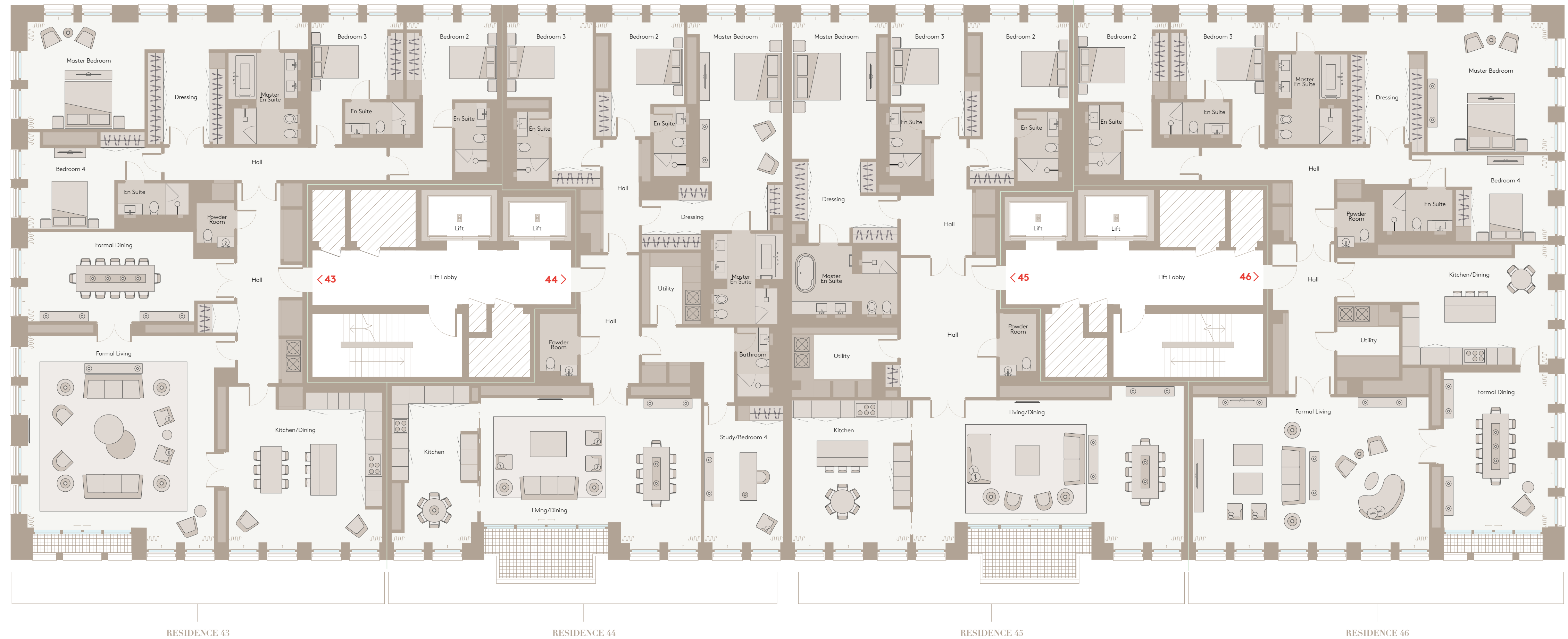
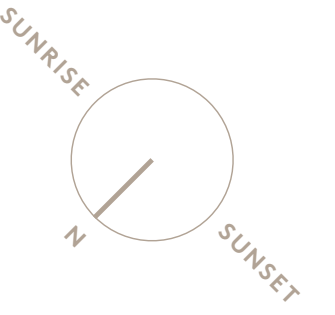
Residence 36	299.1 m ²	3,220 ft ²	Residence 40	167.7 m ²	1,806 ft ²
Residence 37	124.8 m ²	1,344 ft ²	Residence 41	146.9 m ²	1,582 ft ²
Residence 38	98.8 m ²	1,064 ft ²	Residence 42	146.9 m ²	1,582 ft ²
Residence 39	143.0 m ²	1,539 ft ²			



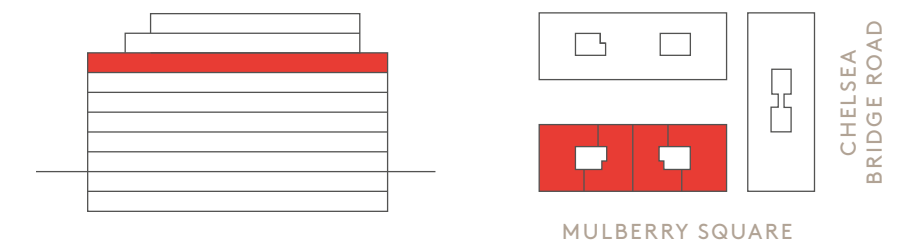
CHELSEA
BRIDGE ROAD

MULBERRY SQUARE

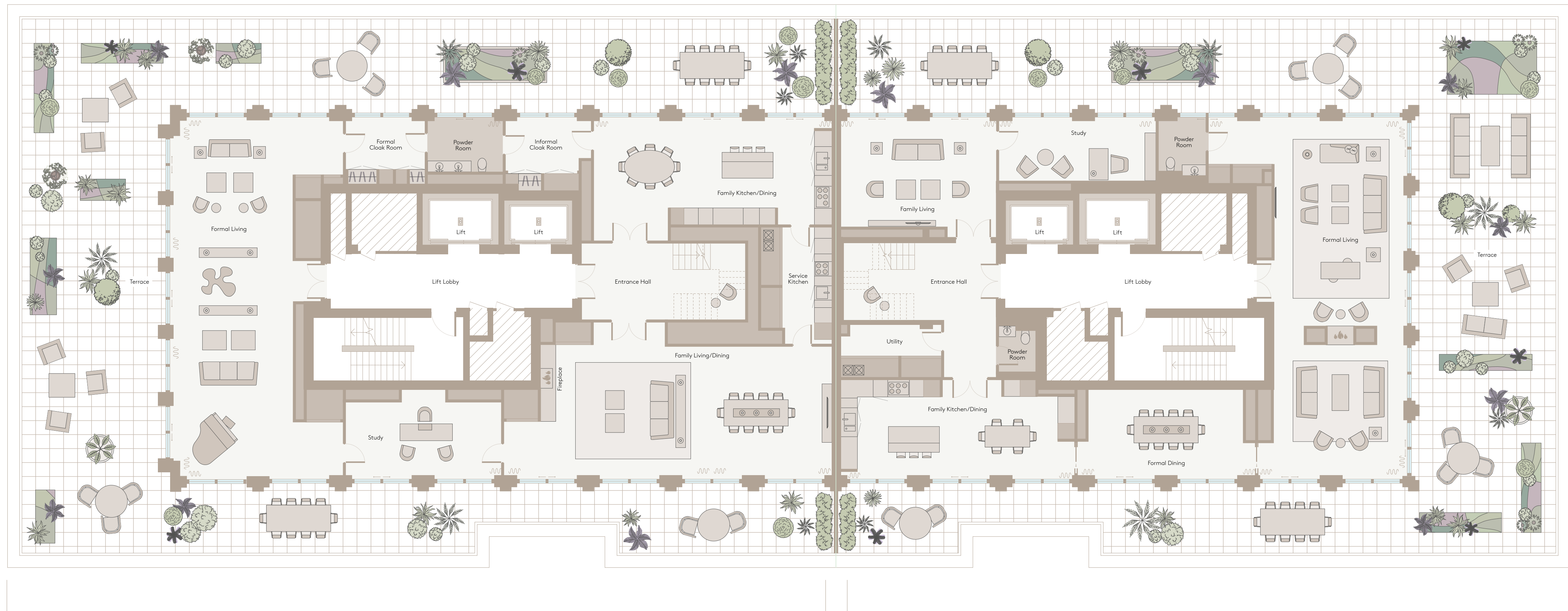
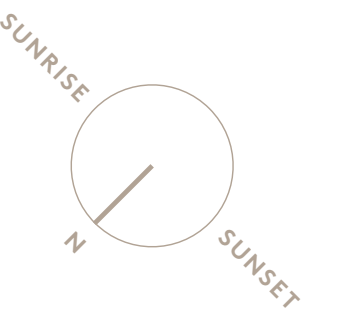
5TH FLOOR



TOTAL AREA					
Residence 43	326.9 m ²	3,519 ft ²	Residence 45	257.7 m ²	2,774 ft ²
Residence 44	257.7 m ²	2,773 ft ²	Residence 46	327.4 m ²	3,524 ft ²



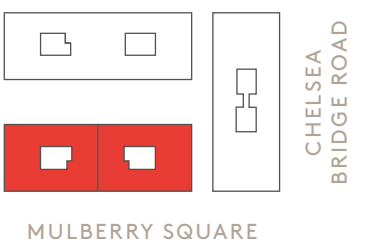
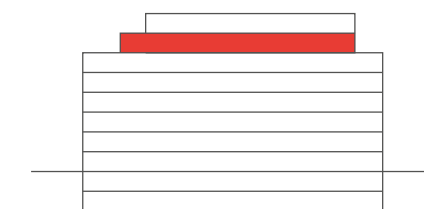
6TH FLOOR THE PENTHOUSES



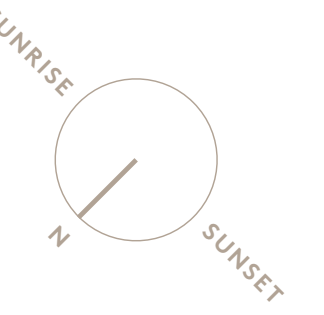
RESIDENCE 47

RESIDENCE 48

TOTAL AREA	
Penthouse 1	620.0 m ² 6,674 ft ²
Penthouse 2	560.1 m ² 6,029 ft ²



7TH FLOOR THE PENTHOUSES

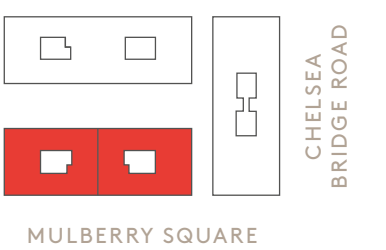
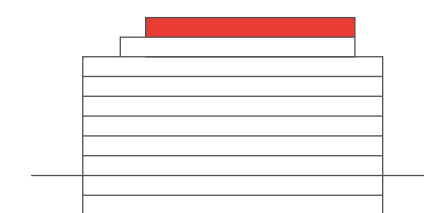


RESIDENCE 47

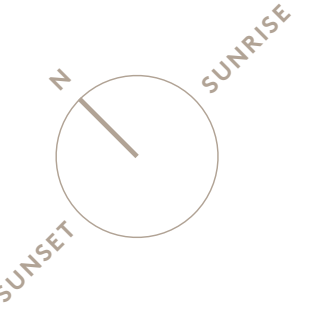
RESIDENCE 48

TOTAL AREA

Residence 47	620.0 m ²	6,674 ft ²	Residence 48	560.1 m ²	6,029 ft ²
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LOWER GROUND 2 FLOOR THE GARRISON CLUB



Resident's access from
9 Mulberry Square

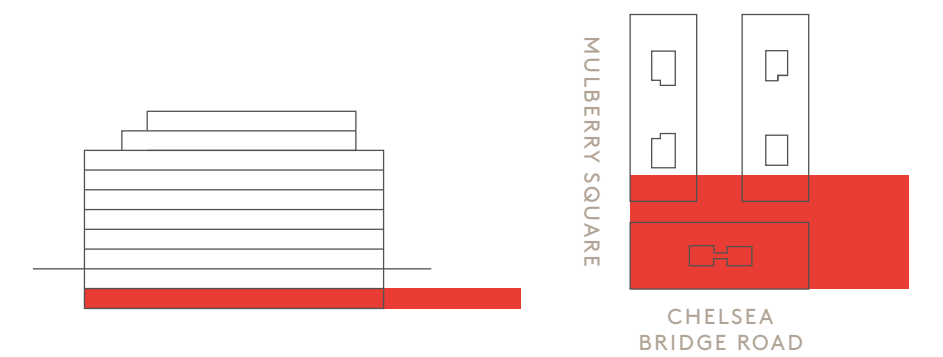


TOTAL AREA

Business Suite	254 m ²	2,738 ft ²	Play Room	94 m ²	1,014 ft ²
Member's Sports Club	1,539 m ²	16,562 ft ²	Residential Storage Units	507 m ²	5,462 ft ²

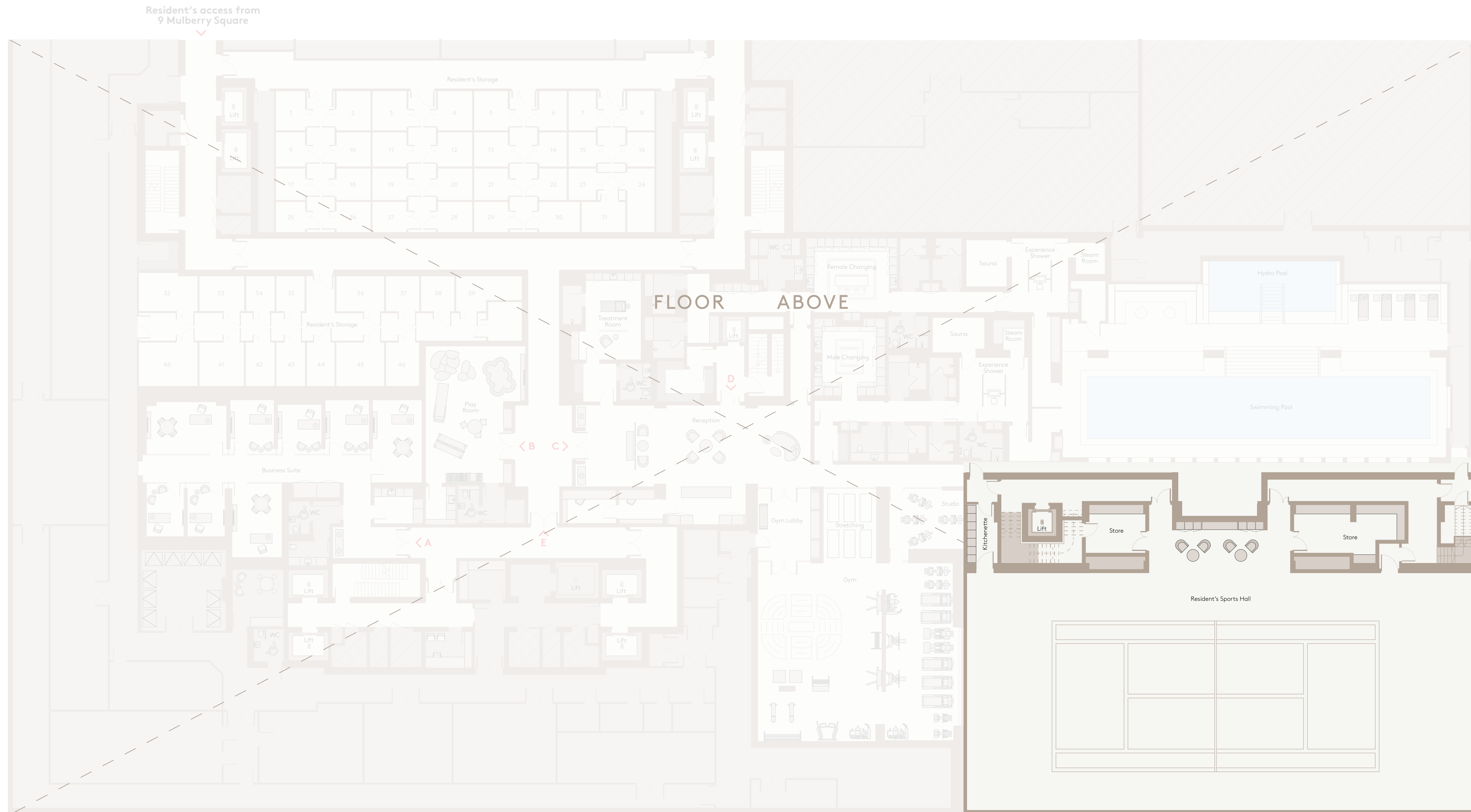
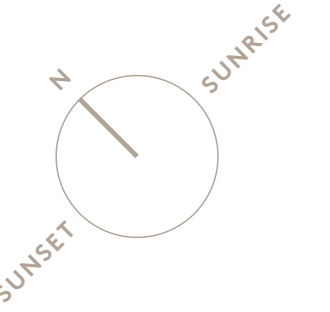
KEY

A	Business Suite entrance	D	Resident's access from 1 Five Fields Square
B	Play Room entrance	E	Resident's access from Grenadier Gardens
C	Reception entrance		



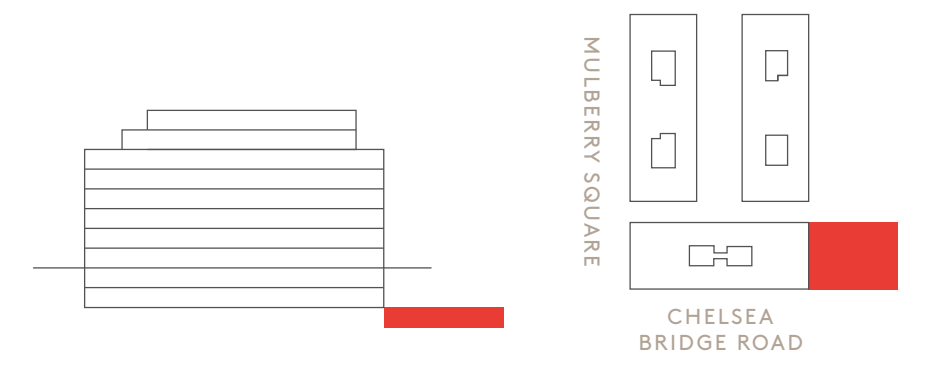
MULBERRY SQUARE
CHELSEA BRIDGE ROAD

LOWER GROUND 3 FLOOR THE GARRISON CLUB



TOTAL AREA

Resident's Sports Hall 1,116 m² 12,015 ft²



MULBERRY SQUARE
CHELSEA BRIDGE ROAD

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

3-5 Bedroom Apartments

Sub-Zero & Wolf or similar:

- Full-height integrated refrigerator
- Full-height integrated freezer
- 5 ring gas hob
- Transitional single oven
- Transitional combination convection steam oven
- Microwave oven
- Plate warming drawer (6-8 plates)
- 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

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.



CHELSEA BARRACKS

LONDON SW1

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