

NINE  
MULBERRY  
SQUARE



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.







9 MULBERRY SQUARE





MULBERRY SQUARE

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At Chelsea Barracks, we have harnessed the power of gardens and nature, culture and connection, and the world's finest residential health amenities to cater to all individual intentions and passions. Because no one's wellness journey is the same, but it is the pursuit of happiness that results in the harmony of healthy body and mind. Chelsea Barracks seeks to facilitate habits, practices and community, enabling you to channel your wellness from within.











GARRISON SQUARE



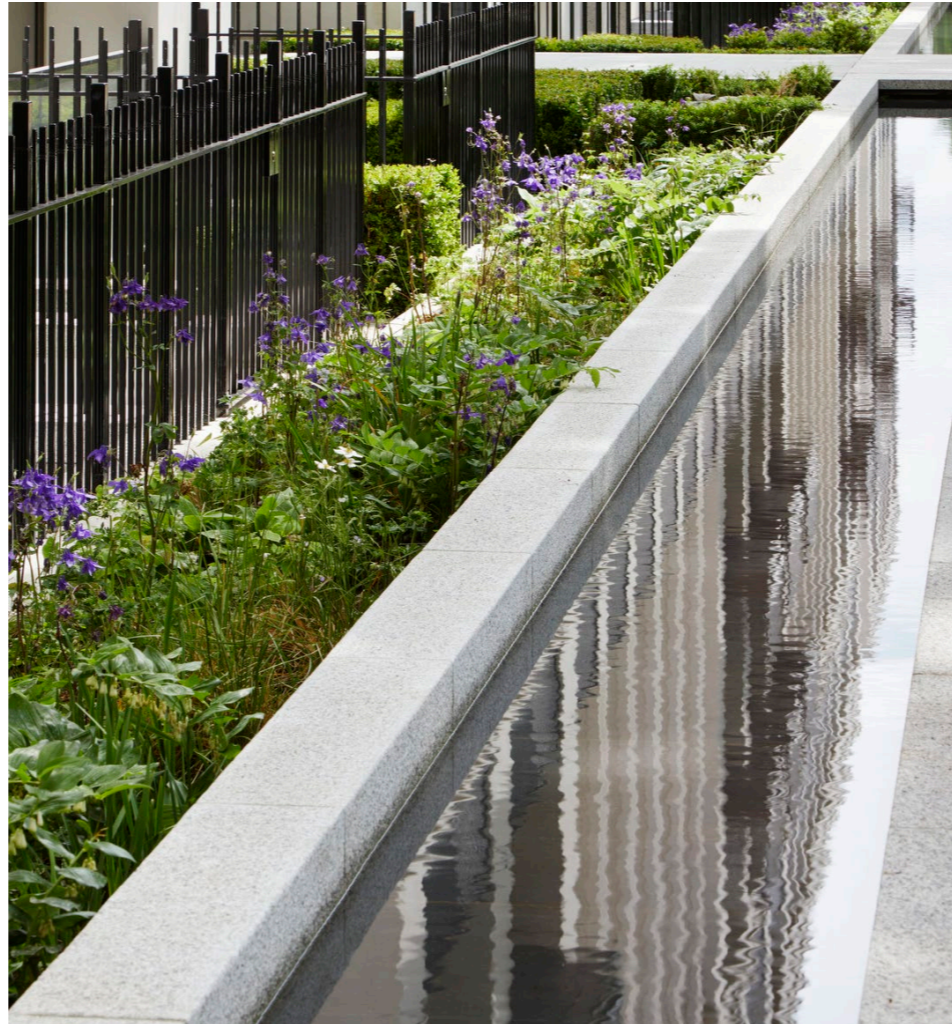






MULBERRY SQUARE





A COMMUNITY BUILT AROUND ITS GARDENS





MULBERRY SQUARE









9 MULBERRY SQUARE ENTRANCE



NINE MULBERRY SQUARE



A RARE COLLECTION OF 46 RESIDENCES & 2 PENTHOUSES



COMPRISES A DELICATE MIX OF 1 - 5 BEDROOM SPACIOUS HOMES



DESIGNED BY ERIC PARRY ARCHITECTS



AFFORDS MAJESTIC VIEW OF GARDEN SQUARES DESIGNED BY GUSTAFSON PORTER



UNPARALLELED AMENITY OFFER EXCLUSIVE FOR RESIDENTS

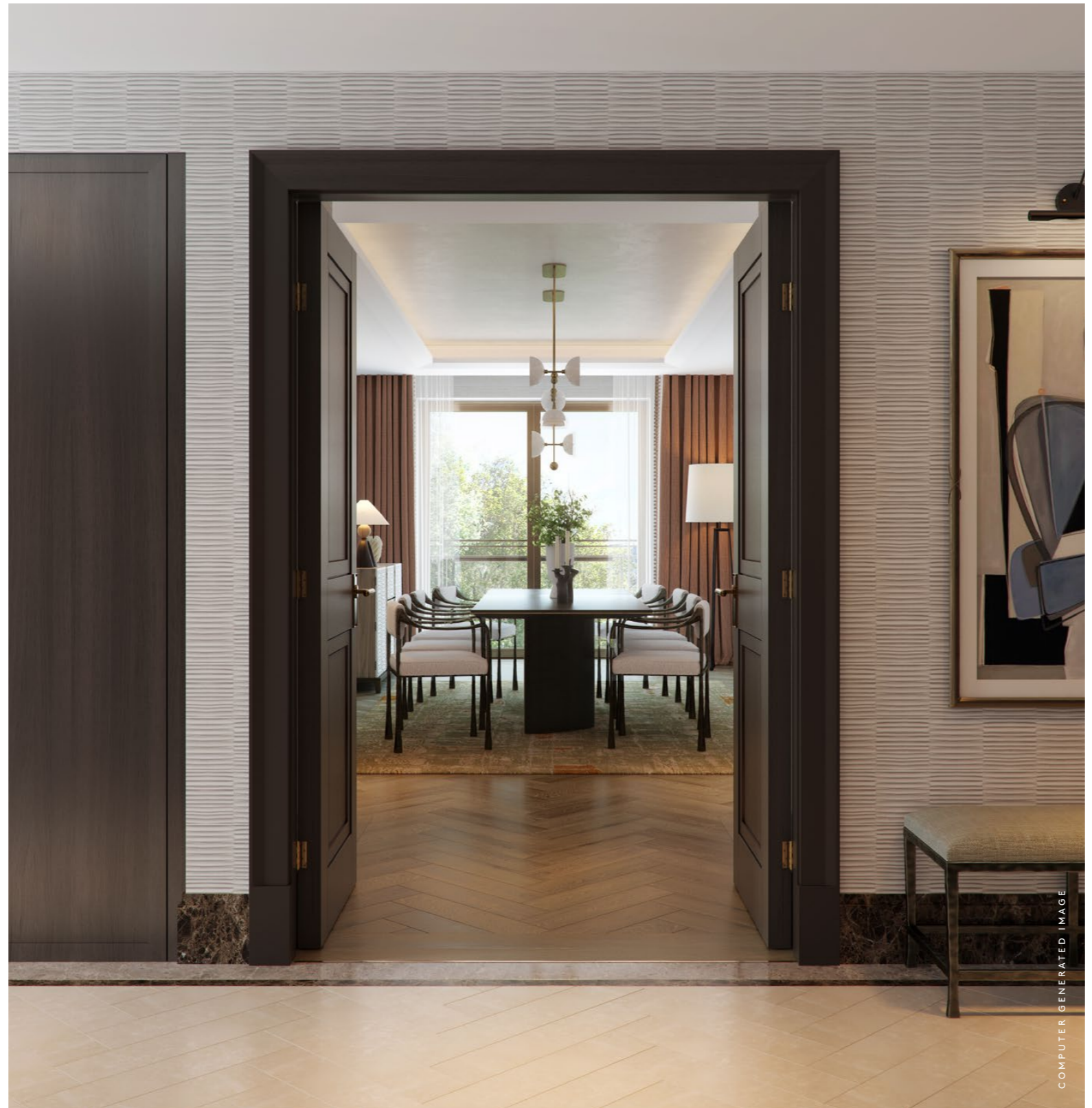




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LOBBY





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ENTRANCE HALL





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DINING ROOM





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KITCHEN / DINING





COMPUTER GENERATED IMAGE

MASTER BEDROOM





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Directly accessed from 9 Mulberry Square, the amenity offer is truly awe-inspiring. 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 of phase one. 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 & FUNCTION 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





RECEPTION





25M SWIMMING POOL AND HYDRO POOL





SWIMMING POOL SEATING AREA





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25M SWIMMING POOL









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DESIGNED WITH ATHLETES IN MIND





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MULTI-USE SPORTS HALL & FUNCTION SPACE





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CLUB LOUNGE





COMPUTER GENERATED IMAGE

CHILDREN'S PLAYROOM





FEMALE CHANGING ROOM





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TREATMENT ROOM





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MULBERRY SQUARE





## ERIC PARRY - ARCHITECT

9 Mulberry Square is the first in a trilogy of buildings at the very heart of Chelsea Barracks.

Designed by award-winning and internally renowned architect and Royal academician, Eric Parry, each of the trio has a powerful and individual character and yet they sit harmoniously as a whole.

9 Mulberry Square exhibits the most traditional façade of the three; clad entirely with natural stone, there is a distinctly Belgravia feel that perfectly responds to the established Chelsea Barracks aesthetic.

An exhibition of balance between traditional charm and contemporary design, 9 Mulberry Square perfectly showcases the sensitive architectural rhetoric now synonymous with Eric Parry (RA).



## NEIL PORTER - LANDSCAPE ARCHITECT

Neil Porter, of Gustafson Porter + Bowman, is one of England's most eminent landscape architects who has garnered a global reputation that has most recently taken him to Paris where he is reimagining the City of Paris' Site Tour Eiffel landscape, one of the world's most iconic monuments.

Neil's passions for gardens, however, began far closer to home, born of London's patchwork of communal gardens and garden squares to which he has now added his own significant contribution at Chelsea Barracks.

As a true erudite in his field and the landscape architect behind the sequence of green spaces at Chelsea Barracks, Neil's vision and knowledge brings these garden squares to life with meticulous detail.





# 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



# 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



