

SW6

CHELSEA BOTANICA



FACTSHEET



INTRODUCING

A limited collection of riverside apartments
in world-famous South West London.



Royal Botanic Gardens Kew

Our garden, The Hive is one-of-a-kind. In collaboration with Royal Botanic Gardens, Kew, we've designed a beautiful, useful green space with a carefully considered arrangement and choice of species to boost biodiversity – creating an outstanding new habitat for London's bees and birds.

PELOTON

The Peloton-equipped gym, known as The Suite, looks out over The Hive and gives you access to an elite line-up of fitness instructors from around the world, with classes including cardio, strenght training, yoga and meditation.



RIVERSIDE LIVING

Take your morning run along the Thames Path or travel through the city by boat from Chelsea Harbour.

DISTINCTIVE DESIGN

Taking inspiration from Chelsea's design district, our award-winning architects and designers have brought character and craft into the homes and shared spaces.

SMART INVESTMENT

Over the past 10 years, average property values in sought-after South West London have grown by over 20%. And Mount Anvil developments have increased in value by up to 2.3x the postcode average.

(Sources: Dataloft and Plumplot)

SOUTH WEST LONDON LIFESTYLE

World-class education, eclectic green spaces, Michelin-starred restaurants, the Saatchi Gallery, boutique shopping along the King's Road and the rest of the city on your doorstep.

LIFE AT CHELSEA BOTANICA



One residents-only *The Atelier*, offering three distinct zones - The Hive, The Hub and The Suite.



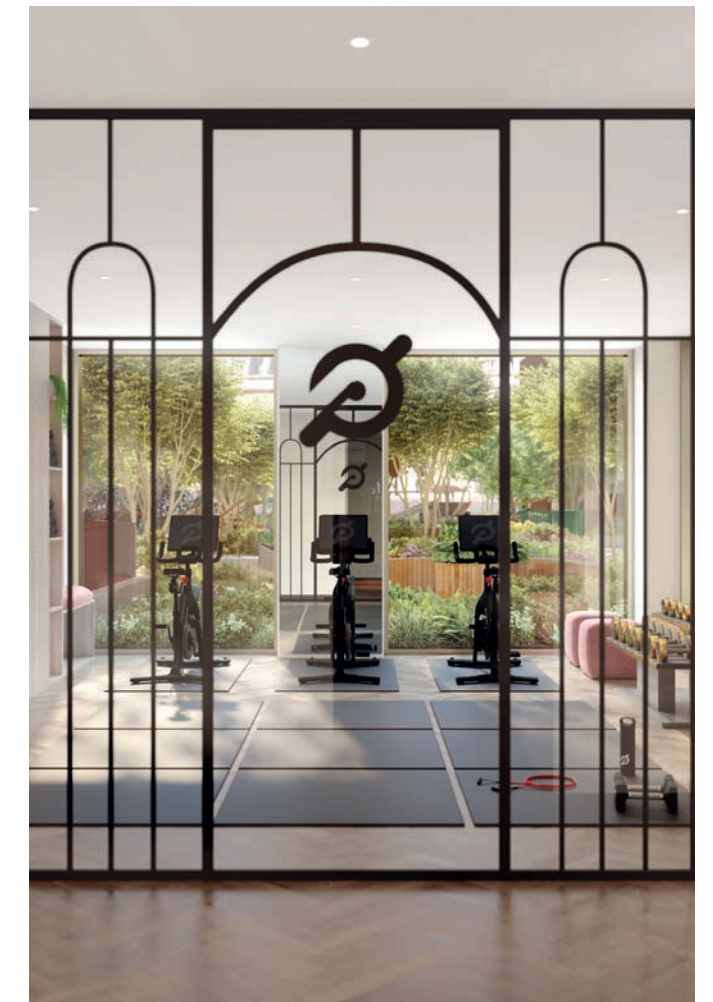
THE HIVE

- Designed in partnership with the Royal Botanic Gardens, Kew.
- All fresco dining and play spaces located to maximise the sunshine.
- Woodland work pods with power and Wi-Fi.
- Carefully-selected plant species for facilitating both beauty and biodiversity.
- Timber yoga, meditation and pilates decks.



THE HUB

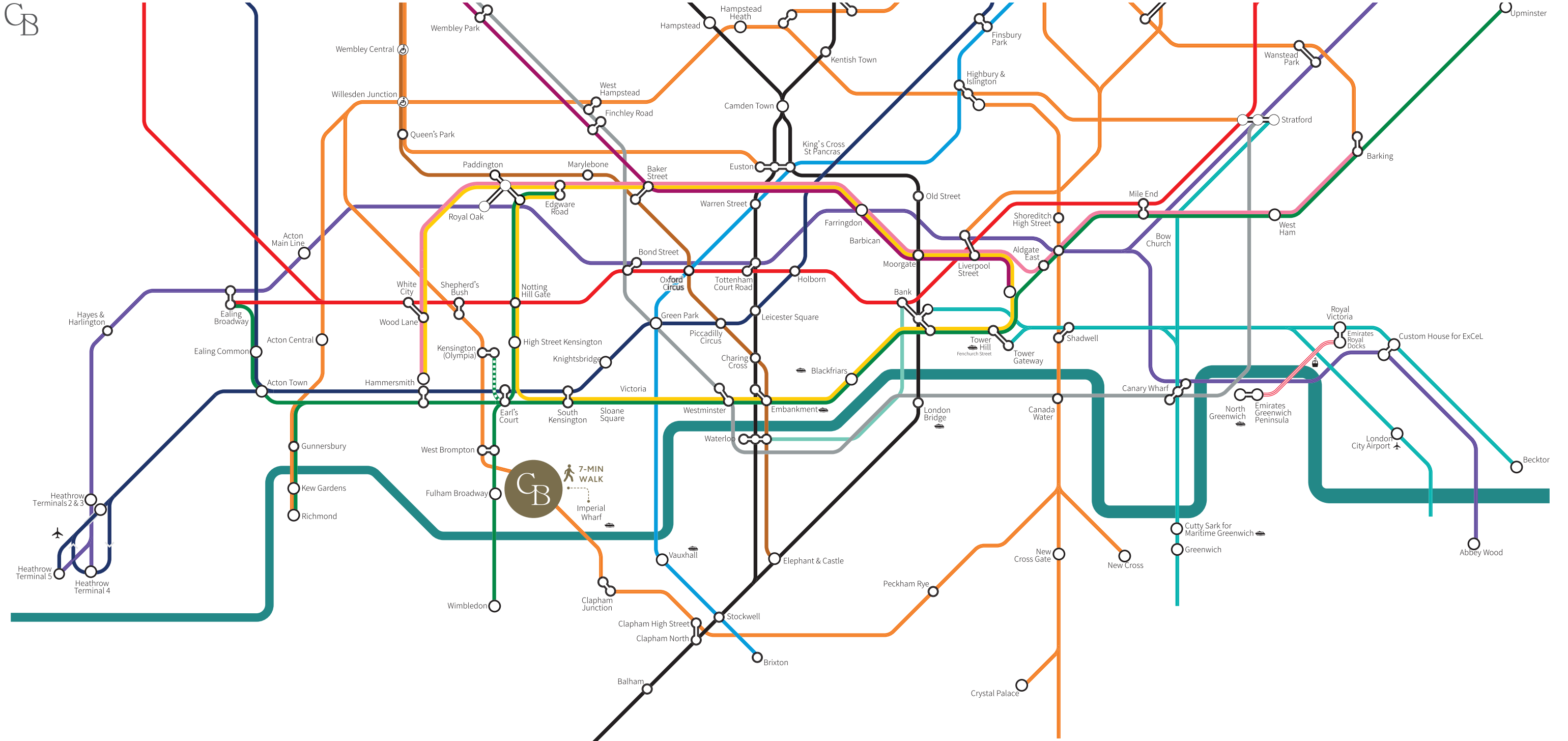
- Framed around a dramatic olive tree-style centrepiece, flooded with light from the skylight above.
- Comfortable, bespoke lounge seating crafted around the tree-style installation.
- Quiet co-working area with flexible seating, workstations, Wi-Fi and power and views of The Hive.
- Dedicated 24-hour concierge service.



THE SUITE

- Indoor fitness facility with immersive Peloton workouts.
- Join classes on-demand, choosing their famous spin bikes or the mats for cardio, boxing and barre.





Map is for illustration purposes only and is not a full representation.
Travel times have been taken from Chelsea Botanica and may vary depending on the time of travel.

Source: tfl.gov.uk and crossrail.co.uk

LONDON UNDERGROUND

- DLR
- Central line
- Overground
- Hammersmith & City line
- Northern line
- District line
- Circle line

- Elizabeth line (Crossrail)
- Bakerloo line
- Piccadilly line
- Victoria line

THAMES RIVER BOAT

- RB6

- Overground**
- Start: Imperial Wharf (0.3 miles)
 - 3 mins to West Brompton
 - 5 mins to Clapham Junction
 - 6 mins to Kensington (Olympia)
 - 15 mins to Shepherd's Bush
 - 25 mins to West Hampstead

- Fulham Broadway**
- Start: Fulham Broadway (1.1 miles)
 - 10 mins to South Kensington
 - 11 mins to Notting Hill Gate
 - 13 mins Sloane Square
 - 14 mins to Wimbledon
 - 19 mins to Westminster

DEVELOPMENT DETAILS

DEVELOPER
Mount Anvil

ARCHITECT
Hunters

LANDSCAPE ARCHITECT
In partnership with the Royal
Botanic Gardens, Kew and Fabrik

INTERIOR DESIGN
Mount Anvil in collaboration with Atelier NM

DEVELOPMENT ADDRESS
Watermeadow Lane
London
SW6 2RW

MARKETING SUITE ADDRESS
140 Aldersgate Street
Barbican
London
EC1A 4HY

LOCAL COUNCIL
London Borough of
Hammersmith and Fulham

TENURE
255-year leasehold

ESTIMATED SERVICE CHARGE
£6.50 per sq ft
Service charge is estimated and based on
expected rates, which may be subject
to change



GROUND RENT
Zero

ESTIMATED COMPLETION
From Q2 2025

**WARRANTIES
AND INSURANCES**
10-year building warranty and two-year
developer warranty

NUMBER OF HOMES
Studios: 18
One-Bedroom apartments: 60
Two-Bedroom apartments: 51
Three-Bedroom apartments: 4

Total Homes: 133

SOLICITORS FOR VENDORS
Trowers & Hamblins LLP
55 Princess Street
Manchester
M2 4EW
trowers.com
+44 (0)161 838 2000
enquiries@trowers.com

BUYING AT CHELSEA BOTANICA

UK RESERVATION TERMS
– £2,500 reservation fee up to £999,999 and
£5,000 from £1,000,000
– 10% of purchase price payable within
21 days on exchange of contracts
(minus reservation fee)
– 2.5% stage payment payable six months
after the reservation date
– 2.5% second stage payment payable
12 months after the reservation date
– 5% third stage payment payable
18 months after the reservation date
– Balance of 80% payable on completion

**RECOMMENDED SOLICITORS FOR
PURCHASERS**

Quastels LLP
54 Baker Street
London
W1U 7BU
quastels.com
+44 (0)20 7908 2525
enquiries@quastels.com

Healys LLP
Atrium Court, 15-17 Jockey's Fields
London
WC1R 4QR
healys.com
+44 (0)20 7822 4000
london@healys.com

RESIDENTS' FACILITIES

- Peloton Hub
- Dedicated 24-hour concierge
- Co-working spaces
- Collaborative meeting space
- Woodland pods with power and WiFi
- Open-air yoga and pilates decks
- Landscaped gardens and outdoor
social areas, designed in partnership
with the Royal Botanic Gardens, Kew

OVERSEAS RESERVATION TERMS
– £2,500 reservation fee up to £999,999 and
£5,000 from £1,000,000

- 10% of purchase price payable within 21 days on
exchange of contracts (minus reservation fee)

OR

- Exchange contracts in the room with 10% payable
within 21 days (less the initial reservation fee)

AND

- 2.5% stage payment payable six months after the
reservation date
- 2.5% second stage payment payable 12 months
after the reservation date
- 5% third stage payment payable 18 months after
the reservation date
- Balance of 80% payable on completion

MOUNT ANVIL: INVESTING IN QUALITY



90% of our people are also
shareholders, so there's more
pride poured into every project.

Our approach drives continuous improvement,
bringing together some of the best minds in the
business to create carefully considered and
beautifully built homes that will endure.

This is what quality means to us, exceeding
industry standards at every step.



LONDON SPECIALISTS

We've worked here and only here for 30
years - we know our great city and we
know how to deliver what our residents
care about.

AWARD-WINNING

RESI Development of the Year;
Building Awards Housebuilder of the Year;
WhatHouse Best Interior Design.

PROJECT DIRECTORS

Mount Anvil's Project Directors have
decades of London experience, so
delivery of your home is in safe hands.

ARCHITECTURE

In-house architects refine layouts to create
exceptional living spaces.

DESIGN PLANNING

Our bespoke 4D software helps deliver
projects to a higher standard and with
fewer complications.

HEALTH & SAFETY

Mount Anvil is proud to be the British
Safety Council highest-rated developer.

FIVE STAR SERVICE

Your personal Customer Experience
Manager will be by your side throughout
the buying process, from answering your
initial questions to showing you around
your home.

CUSTOMER CARE

We've got you covered with year-round,
24-hour homeowner care.



NOTES

Lined area for notes on page 14.

Lined area for notes on page 15.

PARTNERSHIPS

Chelsea Botanica is a boutique development,
created by Mount Anvil in partnership with
Peabody and the Royal Botanic Gardens, Kew.

With one of London's finest gardens at its heart,
this is a place where life is better by nature.

CHELSEABOTANICA.COM

All visuals in this brochure are artistic interpretations of Chelsea Botanica for indicative purposes only. For detailed information about the specification of specific homes, talk to one of our sales consultants. While we make every effort to ensure printed information is correct, it has been supplied as a guide. This means that we (Mount Anvil and Peabody) reserve the right to make changes to the specification as necessary and without notification. We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes. All information correct at the time of print, May 2022.

Created by



Mount Anvil,
better London living



Peabody

In partnership with

Royal
Botanic
Gardens **Kew**