



SW6

CHELSEA BOTANICA

DESIGNED IN PARTNERSHIP WITH
ROYAL BOTANIC GARDENS, KEW



WHERE LIFE
IS BETTER BY
NATURE



Chelsea Botanica is a collection of limited edition riverside homes in sought-after South West London.

Life is better by nature.

You'll see that in the design, inspired by biophilia and the proximity of the river Thames.

You'll see it in what's on offer, the residents-only facilities which cluster around a striking concierge lobby and offer distinct spaces for working, working out and enjoying the great outdoors.

Its uniqueness is fuelled by ambitious collaborations:

Beautiful, biodiverse outdoor areas designed with the Royal Botanic Gardens, Kew.

The community and excitement of Peloton powering the fitness suite.

Mount Anvil and Peabody are proud to introduce Chelsea Botanica.

A boutique development, in harmony with nature, in SW6 - one of London's most enduringly popular locations.

CB

Created by



Mount Anvil,
better London living



Peabody

In partnership with



Kew



“ The onyx stone was love at first sight.
I knew the instant I saw it – it's green, it's
harmony, it's wellbeing...and it's beautiful.

NAJWA MROUE - FOUNDER & CREATIVE DIRECTOR,
ATELIER NM



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HYDE PARK

KNIGHTSBRIDGE

 SOUTH KENSINGTON

GREEN PARK

THE CITY

BATTERSEA POWER STATION

 CLAPHAM JUNCTION

BATTERSEA PARK

BATTERSEA BRIDGE

KING'S ROAD

 IMPERIAL WHARF

BATTERSEA RAILWAY BRIDGE

CHELSEA HARBOUR

CHELSEA BOTANICA

IMPERIAL PARK

HARBOUR CLUB CHELSEA

FULHAM

PARSONS GREEN

BOUTIQUE CRAFTED HOMES

The Atelier, an exclusive residents-only space offering three distinct zones - The Hive, The Hub and The Suite.

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.



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, strength training, yoga and meditation.





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.



RIVERSIDE LIVING

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



SOUTH WEST LONDON

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

THE SMART INVESTMENT

Over the past 10 years, average property values in sought-after 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)





SW 6

THE CULTURAL HEART OF LONDON



Home to the ambitious, the influential and the famous, South West London has long been associated with the capital's most distinguished residents.

Chelsea, along with neighbouring Fulham and Kensington, are amongst the UK's most desirable residential areas. Over the years, the likes of Oscar Wilde, Steve McQueen and Stella McCartney have set up home in this part of London.

They did so for the same reasons as everyone else – classic British architecture, eclectic green spaces, world-leading education and a gentle, sophisticated way of life.



South West London is boutique shopping on King's Road, brisk runs along the Thames and meeting friends to sample the latest creations at The Ivy Chelsea. It's finding that perfect, one-off coffee table in the Chelsea Design Quarter, then strolling home via the Saatchi Gallery or the Victoria & Albert Museum. It's distinctive village living in one of the world's greatest cities.

A DAY IN THE NEIGHBOURHOOD



10AM

BREAD AHEAD BAKERY

Pick up a freshly baked sourdough loaf, treat yourself to an artisan pastry or take a professional cake-making class at Chelsea's favourite bakery.

CB

9AM

HARBOUR CLUB CHELSEA

Take a dip in the swimming pool at one of London's most exclusive health clubs, just moments from your door.



11AM

CHELSEA DESIGN QUARTER

Some of the world's most exciting brands have made their home in London's premier design hub including the Zaha Hadid-designed Roca London Gallery and Tollgard.





12 PM

IMPERIAL PARK

Take a stroll in one of the most peaceful parks in London, bordering Imperial Wharf and providing access to the Thames walkway.

Spread over 10 acres, the park comprises three themed gardens celebrating Aroma, Sight and Touch through nature with a carefully selected array of plants and foliage.



3 PM

HARRODS

At the heart of London's luxury shopping district.



5PM

KING'S ROAD

Spend the afternoon strolling around London's most famous streets, packed with cafés, renowned restaurants and boutique shops such as Sandro and Vivienne Westwood World's End.



7PM

THE SEA, THE SEA

Dine in one of nearly 30 Michelin-starred restaurants in and around South West London.

9PM

THE ROYAL COURT THEATRE

Finish your day at one of a host of live venues where you can see award-winning productions.



THE BEST OF BRITISH EDUCATION



Chelsea and nearby Battersea,
Fulham and Kensington offer
some of the finest education
opportunities in London.

Chelsea Botanica's South West London
location means a wide choice of renowned
nurseries, schools and universities are
close by.

Those who are studying in the area will
come home to The Atelier, with its range
of Wi-Fi-enabled flexible working spaces,
including the unique woodland work pods
outside in The Hive.

All this with the security of a 24-hour
concierge service to help look after life's
little details.



SCAN TO
READ OUR
EDUCATION
GUIDE





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

CHELSEA
BOTANICA



Living here gives you membership to one-of-a-kind, *The Ateller*, 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 benefit from the sunshine.
- Woodland pods with power and Wi-Fi.
- Carefully selected plant species for both beauty and biodiversity.
- Timber yoga, meditation and pilates decks.

FOR EVERYDAY

A multifunctional, multigenerational space at the centre of the garden. Here you'll find the nature trail, herb garden, raised decks for relaxation and yoga, along with plenty of space for exercise, meditation or simply watching nature unfold around you.

FOR PLAY

The verdant and immersive play area provides a beautiful active space for all to enjoy. Design inspired by the journey of water, and play features built for all age groups.

“ It's crucial that we enhance green spaces in our cities, which is what makes our partnership so unique and important. It's an opportunity to create new, biodiverse urban environments which will flourish and improve as years pass.

DR HAUKE KOCH, RESEARCH LEADER
AT THE ROYAL BOTANIC GARDENS, KEW





A garden designed to thrive for years to come, with over 70 carefully chosen plant and tree species, along with specially crafted habitats for insects and birds.

FOR WILDLIFE

Designed in collaboration with Royal Botanic Gardens, Kew and reserved exclusively for birds and insects, the biodiverse wildflower roofs create a pocket-sized habitat for nature to settle in.

FOR SOCIALISING

A terraced area for people to come together. Located in the sunniest part of the garden and with extensive, varied seating to relax, dine or celebrate.

FOR PRIVACY

Tucked away amongst the trees, the Wi-Fi and power-connected Woodland Pods provide a unique place to work, study or spend time with friends.

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, as well as views overlooking 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.

CB

IN FOCUS:

Chelsea Botanica's dedicated Peloton hub takes the world-famous bikes out of your apartment and into a purpose-built space.

An organic theme runs through the design. The elegant arched entrance, natural colour tones and soft flooring and fabrics create a space of calm to focus mind and body.





THE
APARTMENTS



HOMES WITH DISTINCTION

Our award-winning designers put their heart and soul into every decision, from the thoughtful layout of your living room to how your light switch feels to the touch.

Taking inspiration from Chelsea's vibrant design district, the apartments and communal spaces are filled with understated character and local craftsmanship, from your brushed gold bathroom fittings to the elegant archway as you enter The Suite.

CB

Our endlessly creative interior design collaborators, Atelier NM, were voted one of the Best British Brands 2022.

“ We wanted to create constant reminders of the natural world.

The colours and textures of the kitchen are inspired by the trees from the garden, the veined bathroom tiles reflect the flow of the river, the outdoor spaces provide natural comforts, ensuring that throughout the space you feel positive, healthy and relaxed.

NATALIE SLACK, INTERIOR DESIGN MANAGER,
MOUNT ANVIL





Light, airy and open-plan, your living space is equipped with engineered wood flooring, a private terrace and the highest quality of kitchen finish.

CB



Flowing from all living rooms
is your private outdoor space.

On the upper floors, you'll
get river, garden or park
views. On the ground floor,
your terrace is a stone's
throw from The Hive.





CB



Sage green cabinets mixed with natural wood tones create an organic feel. Black steel fixtures and integrated Siemens appliances create a space full of modern functionality.



Silk-effect carpets. Linen-effect wardrobes. Distinctive soft lighting. Understated design and acoustic protection gives you a quiet, restful haven from city life.

Neutral tones balanced with impactful shades of green onyx run through the floor and wall tiles, accompanied by distinctive brushed gold and brass fittings.



SPECIFICATION

INTERIOR FINISHES

- Oak-wood effect finish entrance door with knurled brushed brass ironmongery, FSC & SBD certified
- White painted internal doors with inset groove detail, FSC certified
- Brushed brass handles to internal doors with stylish knurled detailing
- White painted skirtings and architraves
- Walls and ceilings finished in white matt emulsion
- Engineered timber floor to hallway, living, kitchen, dining areas (incl. studio open-plan bedrooms)
- Soft silk-effect carpet to bedrooms
- Full-height wardrobes to first and second bedrooms with panelled door detail, linen-effect inlay, knurled brass handle, dual hanging rail and integrated LED lighting

KITCHENS

- Individually designed layouts
- Stone worktops and splashbacks
- Low-level and tall cabinetry in oak wood-effect finish with handleless door design
- Handleless wall cabinets in soft green with feature brushed brass & glass fluted wall cabinet
- Concealed warm white LED lighting to underside of wall cabinets
- Black finish sockets to splashback
- Feature single lever mixer-tap in stylish brushed black finish
- Siemens 4-ring touch control induction hob, black glass finish
- Integrated 70/30 fridge-freezer
- Integrated slimline dishwasher
- Integrated fixed canopy extractor

Studio & One-bedroom apartments

- Single bowl, undermounted sink in black finish
- Siemens integrated combination microwave/oven

Two & Three-bedroom apartments

- 1.5 bowl, undermounted sink in black finish
- Siemens integrated multi-function single oven
- Siemens integrated microwave

BATHROOMS

- Large-format porcelain tiled floors and walls in natural stone-effect finish
- Feature green onyx porcelain wall tile to one wall and bath panel
- Bespoke vanity with fluted detailing and solid surface worktop
- Concealed warm white LED lighting to underside of bespoke vanity
- Bespoke oval mirror above vanity
- Feature wall cabinetry with glass doors and brushed brass-effect frame
- Undermounted white basin to vanity
- Wall-mounted mixer-tap in brushed brass knurled finish
- Wall-mounted WC pan, dual flush plate in brushed brass finish with soft close seat
- White single-ended bath with bath filler in brushed brass and glass shower screen
- Brass finished ceiling-mounted shower head and wall-mounted shower handset
- Bath controls in brushed brass, knurled finish
- Brass finished electric heated towel bar

SHOWER ROOM

- Large-format porcelain tiled floors and walls in natural stone-effect finish
- Feature onyx porcelain wall tile to one wall
- Bespoke vanity with fluted detailing and solid surface worktop
- Concealed warm white LED lighting to underside of bespoke vanity
- Bespoke oval mirror above vanity
- Undermounted white basin to vanity
- Wall-mounted WC pan, dual flush plate in brushed brass finish with soft close seat
- Bespoke oval mirror above vanity
- Ceiling-mounted shower head and wall-mounted shower handset, in brushed brass finish
- Shower controls in brushed brass, knurled finish
- Electric heated towel rail, in brushed brass finish

CB



Studio apartments

- Feature wall cabinetry with glass doors and brushed brass-effect frame
- Wall-mounted mixer-tap in brushed brass knurled finish
- Low profile, white shower tray with fixed panel glass shower screen

Two and Three bedroom apartments

- Large-format porcelain tiled floors and walls in natural stone-effect finish
- Feature onyx porcelain wall tile to one wall
- Bespoke vanity with fluted detailing and solid surface worktop
- Bespoke oval mirrors above vanity
- Wall-mounted mixer-taps in brushed brass knurled finish
- Low profile, white shower tray with lever door glass shower screen

FEATURE SHOWER ROOMS

Selected units only

BC.09.04, BC.09.05 BC.09.06, BC.09.07, BC.06.06, BC.06.07 BC.07.08, BC.08.08

- Bespoke double vanity cabinetry with groove detailing and solid surface worktop
- Two bespoke oval mirrors above vanity and two deck-mounted white basins to vanity
- Wall-mounted mixer-tap in brushed brass finish, knurled detailing
- Low profile white shower tray with glass shower screen

HEATING, HOT WATER & COOLING

- Heating, hot water and power from centralised system with metered water and electric supply to all apartments
- Independently zoned, thermostatically controlled underfloor heating
- Mechanical Whole-House ventilation
- Comfort cooling to living area and bedroom 1 in selected units (9th and 10th floors only)

ELECTRICAL FITTINGS

- Energy efficient LED ceiling downlights
- Black finish switch plates and low-level sockets
- USB charging point to bedroom 1 in black finish
- Black finish sockets to kitchen splashback with integrated USB point
- Facility for Sky Q (subject to contract and connection)
- High speed broadband available (subject to connection)
- Washer-dryer in utility cupboard

BALCONIES & TERRACES

- Glazed door onto balconies and terraces with metal balustrades
- Non-combustible decking/paving

RESIDENTS' FACILITIES

- 24-hour concierge with entrance lobby, reception lounge and post area
- Peloton Hub
- Landscaped central garden, designed in partnership with the Royal Botanic Gardens, Kew
- Cycle storage
- Car parking spaces available for Blue Badge holders only

SECURITY & PEACE OF MIND

- Audio-visual entry system to individual apartments
- Apartments fitted with main supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system
- Multi-point locking and spy hole to apartment entrance doors
- 24-hour concierge service and monitored CCTV
- Programmed fob access control system to main lobbies and communal areas
- Access control to car parks, bicycle storage, main entrance lobby, concierge and Peloton Hub.
- 255-year leasehold
- Ten-year building warranty
- Two-year Mount Anvil warranty

ENTRANCE LOBBIES, LIFTS & HALLWAYS

- Interior designed concierge, entrance lobbies and hallways
- Bespoke desk within concierge, feature lighting and seating
- Carpet floor corridors and lobbies, painted walls to upper levels
- Two passenger lifts located within each entrance lobby serving floor levels

SUSTAINABLE FEATURES

- Mixed recycling facilities
- Provision for electric vehicle charging points (EVCP)
- Landscaping to encourage biodiversity
- Rooftop solar panels
- Blue and Green Roofs to promote biodiversity
- Air Source heat pumps for low temperature hot water system to reduce CO₂ emissions





FIND
YOUR
HOME

STUDIO APARTMENT

BC.00.03



TOTAL AREA	45.5 SQ M	490 SQ FT
TOTAL INTERNAL AREA	37.6 SQ M	405 SQ FT
Studio	5108mm x 5496mm	16'9" x 18'
TOTAL EXTERNAL AREA	7.9 SQ M	85 SQ FT
Terrace	1839mm x 4124mm	6' x 13'6"



MASTERPLAN ELEVATION



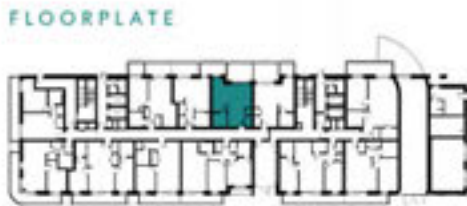
WM Washing Machine FF Fridge Freezer

STUDIO APARTMENT

BC.00.04



TOTAL AREA	51.4 SQ M	553 SQ FT
TOTAL INTERNAL AREA	40.7 SQ M	438 SQ FT
Studio	6032mm x 6491mm	19'9" x 21'4"
TOTAL EXTERNAL AREA	10.7 SQ M	115 SQ FT
Terrace	2748mm x 3895mm	9' x 12'9"



MASTERPLAN ELEVATION



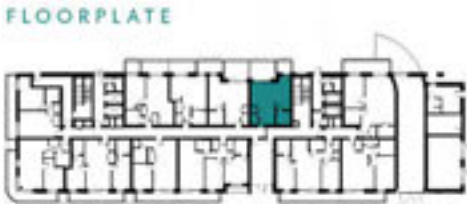
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STUDIO APARTMENT

BC.00.05



TOTAL AREA	51.1SQ M	554 SQ FT
TOTAL INTERNAL AREA	40.7 SQ M	438 SQ FT
Studio	6032mm x 6491mm	19'9" x 21'4"
TOTAL EXTERNAL AREA	10.8 SQ M	116 SQ FT
Terrace	2748mm x 3879mm	9' x 12'9"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

STUDIO APARTMENT

BC.01.03 | BC.02.03 | BC.03.03 | BC.04.03 | BC.05.03 | BC.06.03 | BC.07.03 | BC.08.03 | BC.09.03



TOTAL AREA	44.7 SQ M	481 SQ FT
TOTAL INTERNAL AREA	37.6 SQ M	405 SQ FT
Studio	5108mm x 5496mm	16'9" x 18'
TOTAL EXTERNAL AREA	7.1 SQ M	76 SQ FT
Terrace	1700mm x 4153mm	5'7" x 13'8"



MASTERPLAN ELEVATION



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STUDIO APARTMENT

BC.01.09 | BC.02.09 | BC.03.09 | BC.04.09 | BC.05.09



TOTAL AREA	44.8 SQ M	482 SQ FT
TOTAL INTERNAL AREA	39.4 SQ M	424 SQ FT
Studio	5296mm x 5692mm	17'5" x 18'8"
TOTAL EXTERNAL AREA	5.4 SQ M	58 SQ FT
Balcony	1500mm x 3600mm	4'11" x 11'10"



MASTERPLAN ELEVATION



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STUDIO APARTMENT

BC.10.01



TOTAL AREA	74.3 SQ M	800 SQ FT
TOTAL INTERNAL AREA	41.6 SQ M	448 SQ FT
Studio	4784mm x 4813mm	15'8" x 15'9"
Bedroom	2800mm x 4824mm	9'2" x 15'10"
TOTAL EXTERNAL AREA	32.7 SQ M	352 SQ FT
Terrace	8147mm x 8748mm	26'9" x 28'8"



MASTERPLAN ELEVATION



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ONE-BEDROOM APARTMENT

BC.01.01 | BC.02.01 | BC.03.01 | BC.04.01 | BC.05.01 | BC.06.01 | BC.07.01 | BC.08.01 | BC.09.01



TOTAL AREA	59.2 SQ M	637 SQ FT
TOTAL INTERNAL AREA	53 SQ M	570 SQ FT
Kitchen / Living / Dining	3451mm x 8025mm	11'4" x 26'4"
Bedroom	2870mm x 4577mm	9'5" x 15'
TOTAL EXTERNAL AREA	6.2 SQ M	67 SQ FT
Balcony	1500mm x 4150mm	4'11" x 13'7"



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ONE-BEDROOM APARTMENT

BC.01.02 | BC.02.02 | BC.03.02 | BC.04.02 | BC.05.02 | BC.06.02 | BC.07.02 | BC.08.02 | BC.09.02



TOTAL AREA	57.7 SQ M	621 SQ FT
TOTAL INTERNAL AREA	50.6 SQ M	545 SQ FT
Kitchen / Living / Dining	3895mm x 7401mm	12'9" x 24'3"
Bedroom	3233mm x 5108mm	10'7" x 16'9"
TOTAL EXTERNAL AREA	7.1 SQ M	76 SQ FT
Balcony	1700mm x 4197mm	5'7" x 13'9"



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ONE-BEDROOM APARTMENT

BC.01.06 | B.02.06 | BC.03.06 | BC.04.06 | BC.05.06 | BC.07.06 | BC.08.06



TOTAL AREA	58.2 SQ M	626 SQ FT
TOTAL INTERNAL AREA	51.1 SQ M	550 SQ FT
Living / Dining	3320mm x 3632mm	10'11" x 11'11"
Kitchen	3420mm x 3761mm	11'3" x 12'4"
Bedroom	3500mm x 4854mm	11'6" x 15'11"
TOTAL EXTERNAL AREA	7.1 SQ M	76 SQ FT
Balcony	1700mm x 4175mm	5'7" x 13'8"



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WHEELCHAIR ACCESSIBLE UNIT

ONE-BEDROOM APARTMENT

BC.01.10 | BC.02.10 | BC.03.10 | BC.04.10 | BC.05.10 | BC.06.08 | BC.07.09 | BC.08.09



TOTAL AREA	57 SQ M	614 SQ FT
TOTAL INTERNAL AREA	50.8 SQ M	547 SQ FT
Kitchen / Living / Dining	3654mm x 7589mm	11'12" x 24'11"
Bedroom	2963mm x 5296mm	9'9" x 17'5"
TOTAL EXTERNAL AREA	6.2 SQ M	67 SQ FT
Balcony	1500mm x 4150mm	4'11" x 13'7"



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ONE-BEDROOM APARTMENT

BC.01.11 | BC.02.11 | BC.03.11 | BC.04.11 | BC.05.11 | BC.06.09 | BC.07.10 | BC.08.10



TOTAL AREA	57 SQ M	614 SQ FT
TOTAL INTERNAL AREA	50.8 SQ M	547 SQ FT
Kitchen / Living / Dining	3654mm x 7589mm	11'12" x 24'11"
Bedroom	2963mm x 5296mm	9'9" x 17'5"
TOTAL EXTERNAL AREA	6.2 SQ M	67 SQ FT
Balcony	1500mm x 4150mm	4'11" x 13'7"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

ONE-BEDROOM APARTMENT

BC.02.13 | BC.03.13 | BC.04.13 | BC.05.13 | BC.06.11 | BC.07.12 | BC.08.12 | BC.09.09



TOTAL AREA	57 SQ M	614 SQ FT
TOTAL INTERNAL AREA	50.8 SQ M	547 SQ FT
Kitchen / Living / Dining	3654mm x 7589mm	11'12" x 24'11"
Bedroom	2963mm x 5296mm	9'9" x 17'5"
TOTAL EXTERNAL AREA	6.2 SQ M	67 SQ FT
Balcony	1500mm x 4150mm	4'11" x 13'7"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

ONE-BEDROOM APARTMENT

BC.01.12 | BC.02.12 | BC.03.12 | BC.04.12 | BC.05.12 | BC.06.10 | BC.07.11 | BC.08.11 | BC.09.08



TOTAL AREA	57 SQ M	614 SQ FT
TOTAL INTERNAL AREA	50.8 SQ M	547 SQ FT
Kitchen / Living / Dining	3654mm x 7589mm	11'12" x 24'11"
Bedroom	2963mm x 5296mm	9'9" x 17'5"
TOTAL EXTERNAL AREA	6.2 SQ M	67 SQ FT
Balcony	1500mm x 4150mm	4'11" x 13'7"



MASTERPLAN ELEVATION



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ONE-BEDROOM APARTMENT

BC.07.07 | BC.08.07



TOTAL AREA	61.4 SQ M	661 SQ FT
TOTAL INTERNAL AREA	54.3 SQ M	584 SQ FT
Living / Dining	4170mm x 5180mm	13'8" x 16'12"
Kitchen	2173mm x 4828mm	7'2" x 15'10"
Bedroom	3094mm x 5250mm	10'2" x 17'3"
TOTAL EXTERNAL AREA	7.1 SQ M	76 SQ FT
Balcony	1700mm x 4175mm	5'7" x 13'8"



MASTERPLAN ELEVATION



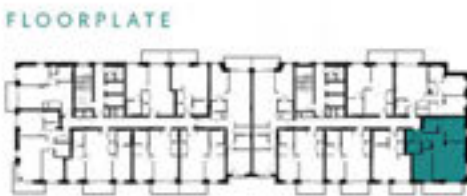
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TWO-BEDROOM APARTMENT

BC.01.08 | BC.02.08 | BC.03.08 | BC.04.08 | BC.05.08



TOTAL AREA	84 SQ M	904 SQ FT
TOTAL INTERNAL AREA	75 SQ M	807 SQ FT
Kitchen / Living / Dining	4842mm x 5259mm	15'11" x 18'11"
Master Bedroom	4244mm x 3579mm	13'11" x 11'9"
Bedroom 2	2950mm x 4779mm	9'8" x 15'8"
TOTAL EXTERNAL AREA	9 SQ M	97 SQ FT
Balcony	1500mm x 6000mm	4'11" x 19'8"



MASTERPLAN ELEVATION



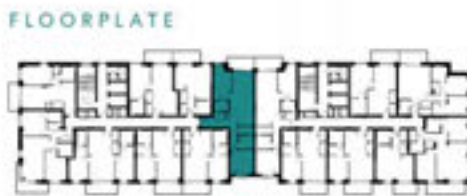
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TWO-BEDROOM APARTMENT

BC.01.04 | BC.02.04 | BC.03.04 | BC.04.04 | BC.05.04 | BC.06.04 | BC.07.04 | BC.08.04



TOTAL AREA	86.2 SQ M	928 SQ FT
TOTAL INTERNAL AREA	79.4 SQ M	855 SQ FT
Kitchen / Living / Dining	3619mm x 8100mm	11'10" x 26'7"
Master Bedroom	2752mm x 5158mm	9' x 16'11"
Bedroom 2	3500mm x 3599mm	11'6" x 11'10"
TOTAL EXTERNAL AREA	6.8 SQ M	73 SQ FT
Balcony	1700mm x 4138mm	5'7" x 13'7"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.01.05 | BC.02.05 | BC.03.05 | BC.04.05 | BC.05.05 | BC.06.05 | BC.07.05 | BC.08.05



TOTAL AREA	83.2 SQ M	896 SQ FT
TOTAL INTERNAL AREA	76.4 SQ M	822 SQ FT
Kitchen / Living / Dining	3619mm x 8100mm	11'10" x 26'7"
Master Bedroom	2752mm x 5158mm	9' x 16'11"
Bedroom 2	3500mm x 3599mm	11'6" x 11'10"
TOTAL EXTERNAL AREA	6.8 SQ M	73 SQ FT
Balcony	1700mm x 4138mm	5'7" x 13'7"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.01.07 | BC.02.07 | BC.03.07 | BC.04.07 | BC.05.07



TOTAL AREA	80 SQ M	861 SQ FT
TOTAL INTERNAL AREA	72.9 SQ M	785 SQ FT
Kitchen / Living / Dining	4819mm x 5370mm	15'10" x 17'7"
Master Bedroom	2955mm x 5074mm	9'8" x 16'8"
Bedroom 2	2904mm x 5407mm	9'6" x 17'9"
TOTAL EXTERNAL AREA	7.1 SQ M	76 SQ FT
Balcony	1700mm x 4175mm	5'7" x 13'8"



MASTERPLAN ELEVATION



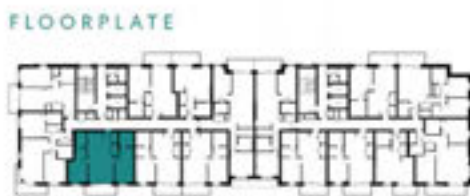
WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.01.14 | BC.02.14 | BC.03.14 | BC.04.14 | BC.05.14 | BC.06.12 | BC.07.13 | BC.08.13 | BC.09.10



TOTAL AREA	77.1SQ M	830 SQ FT
TOTAL INTERNAL AREA	70 SQ M	753 SQ FT
Kitchen / Living / Dining	3936mm x 7589mm	12'11" x 24'11"
Master Bedroom	2800mm x 5196mm	9'2" x 17'1"
Bedroom 2	2900mm x 5176mm	9'6" x 16'12"
TOTAL EXTERNAL AREA	7.1SQ M	76 SQ FT
Balcony	1500mm x 4700mm	4'11" x 15'5"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.01.15 | BC.02.15 | BC.03.15 | BC.04.15 | BC.05.15 | BC.06.13 | BC.07.14 | BC.08.14 | BC.09.11



TOTAL AREA	80.2 SQ M	863 SQ FT
TOTAL INTERNAL AREA	72.2 SQ M	777 SQ FT
Kitchen / Living / Dining	3383mm x 6566mm	11'1" x 21'7"
Master Bedroom	3773mm x 3820mm	12'5" x 12'6"
Bedroom 2	3230mm x 4484mm	10'7" x 14'9"
TOTAL EXTERNAL AREA	8 SQ M	86 SQ FT
Balcony	1500mm x 4750mm	4'11" x 15'7"



MASTERPLAN ELEVATION



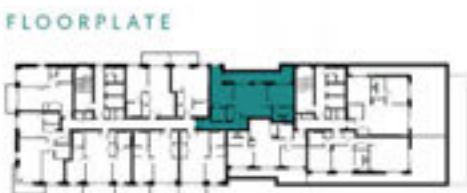
WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.09.04



TOTAL AREA	95.2 SQ M	1,025 SQ FT
TOTAL INTERNAL AREA	79.5 SQ M	856 SQ FT
Kitchen / Living / Dining	4798mm x 4991mm	15'9" x 16'4"
Master Bedroom	3331mm x 3895mm	10'11" x 12'9"
Bedroom 2	3350mm x 3871mm	10'12" x 12'8"
TOTAL EXTERNAL AREA	15.7 SQ M	169 SQ FT
Balcony	2292mm x 10188mm	7'6" x 33'5"



MASTERPLAN ELEVATION



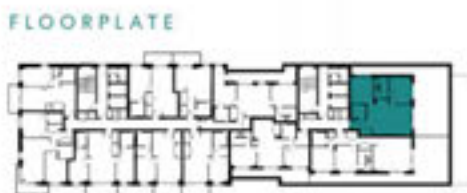
WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.09.05



TOTAL AREA	142.9 SQ M	1,538 SQ FT
TOTAL INTERNAL AREA	78 SQ M	840 SQ FT
Kitchen / Living / Dining	4614mm x 6731mm	15'2" x 22'1"
Master Bedroom	3422mm x 3962mm	11'3" x 12'12"
Bedroom 2	3444mm x 3944mm	11'4" x 12'11"
TOTAL EXTERNAL AREA	64.9 SQ M	699 SQ FT
Terrace	10346mm x 14420mm	33'11" x 47'4"



MASTERPLAN ELEVATION



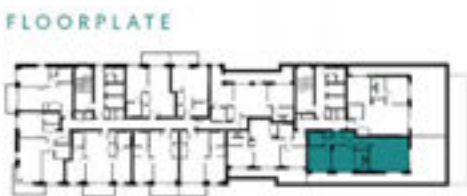
WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.09.06



TOTAL AREA	142.1SQ M	1,530 SQ FT
TOTAL INTERNAL AREA	82.2 SQ M	885 SQ FT
Kitchen / Living / Dining	5040mm x 5829mm	16'6" x 19'1"
Master Bedroom	3400mm x 3910mm	11'2" x 12'10"
Bedroom 2	3443mm x 3688mm	11'4" x 12'1"
TOTAL EXTERNAL AREA	59.9 SQ M	645 SQ FT
Terrace	7036mm x 20784mm	23'1" x 68'2"



MASTERPLAN ELEVATION



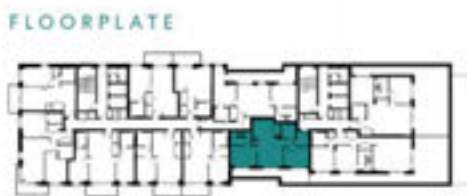
WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.09.07



TOTAL AREA	89.7 SQ M	966 SQ FT
TOTAL INTERNAL AREA	71.9 SQ M	774 SQ FT
Living Dining	3845mm x 4167mm	12'7" x 13'8"
Kitchen	2918mm x 3362mm	9'7" x 11'
Master Bedroom	3115mm x 3935mm	10'3" x 12'11"
Bedroom 2	3037mm x 3800mm	9'12" x 12'6"
TOTAL EXTERNAL AREA	17.8 SQ M	192 SQ FT
Terrace	2110mm x 11470mm	6'11" x 37'8"



MASTERPLAN ELEVATION



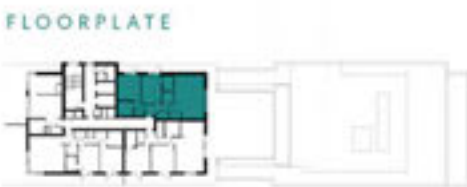
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TWO-BEDROOM APARTMENT

BC.10.02



TOTAL AREA	144.1SQ M	1,551 SQ FT
TOTAL INTERNAL AREA	78.4 SQ M	844 SQ FT
Kitchen / Living / Dining	4385mm x 6273mm	14'5" x 20'7"
Master Bedroom	3443mm x 3787mm	11'4" x 12'5"
Bedroom 2	2899mm x 4187mm	9'6" x 13'9"
TOTAL EXTERNAL AREA	65.7 SQ M	707 SQ FT
Terrace 1	1178mm x 14334mm	3'10" x 47'
Terrace 2	5463mm x 8572mm	17'11 x 28'1"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

TWO-BEDROOM APARTMENT

BC.10.03



TOTAL AREA	159.4 SQ M	1,716 SQ FT
TOTAL INTERNAL AREA	79.1 SQ M	851 SQ FT
Kitchen / Living / Dining	4200mm x 7356mm	13'9" x 24'2"
Master Bedroom	3772mm x 3956mm	12'5" x 12'12"
Bedroom 2	3441mm x 3956mm	11'3" x 12'12"
TOTAL EXTERNAL AREA	80.3 SQ M	864 SQ FT
Terrace 1	1451mm x 13945mm	4'9" x 45'9"
Terrace 2	6581mm x 8572mm	21'7" x 28'1"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

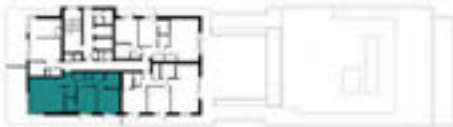
TWO-BEDROOM APARTMENT

BC.10.04



TOTAL AREA	124.8 SQ M	1,343 SQ FT
TOTAL INTERNAL AREA	77.4 SQ M	833 SQ FT
Kitchen / Living / Dining	5174mm x 5277mm	16'12" x 17'4"
Master Bedroom	3345mm x 3599mm	10'12" x 11'10"
Bedroom 2	3100mm x 3938mm	10'2" x 12'11"
TOTAL EXTERNAL AREA	47.4 SQ M	510 SQ FT
Terrace	8746mm x 17287mm	28'8" x 56'9"

FLOORPLATE



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

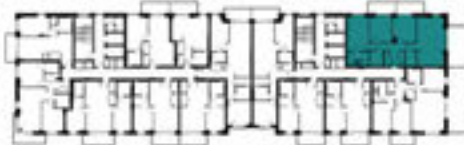
THREE-BEDROOM APARTMENT

BC.06.06



TOTAL AREA	138.6 SQ M	1,492 SQ FT
TOTAL INTERNAL AREA	107.7 SQ M	1,159 SQ FT
Kitchen / Living / Dining	4092mm x 7349mm	13'5" x 24'1"
Master Bedroom	3200mm x 5221mm	10'6" x 17'2"
Bedroom 2	3416mm x 3878mm	11'2" x 12'9"
Bedroom 3	3502mm x 3878mm	11'10" x 12'9"
TOTAL EXTERNAL AREA	30.9 SQ M	333 SQ FT
Terrace	2617mm x 6107mm	8'7" x 20'
Balcony	1700mm x 8350mm	5'7" x 27'5"

FLOORPLATE



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

THREE-BEDROOM APARTMENT

BC.06.07



TOTAL AREA	118.4 SQ M	1,274 SQ FT
TOTAL INTERNAL AREA	92 SQ M	990 SQ FT
Kitchen / Living / Dining	4911mm x 5996mm	16'1" x 19'8"
Master Bedroom	2800mm x 4309mm	9'2" x 14'2"
Bedroom 2	2873mm x 4629mm	9'5" x 15'2"
Bedroom 3	3306mm x 3343mm	10'10" x 10'12"
TOTAL EXTERNAL AREA	26.4 SQ M	284 SQ FT
Terrace	2617mm x 9543mm	8'7" x 31'4"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

THREE-BEDROOM APARTMENT

BC.07.08 | BC.08.08



TOTAL AREA	100.4 SQ M	1,081 SQ FT
TOTAL INTERNAL AREA	92 SQ M	990 SQ FT
Kitchen / Living / Dining	4911mm x 5996mm	16'1" x 19'8"
Master Bedroom	2800mm x 4309mm	9'2" x 14'2"
Bedroom 2	2873mm x 4629mm	9'5" x 15'2"
Bedroom 3	3306mm x 3343mm	10'10" x 10'12"
TOTAL EXTERNAL AREA	8.4 SQ M	90 SQ FT
Balcony	2500mm x 4900mm	8'2" x 16'1"



MASTERPLAN ELEVATION



WM Washing Machine FF Fridge Freezer

ABOUT 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.



ABOUT PEABODY

More than just a place to live.

Founded in 1862, Peabody is recognised for exceptional quality homes, innovative design and a particular focus on placemaking. A Peabody building is more than just a place to live. It's a sanctuary, a haven. It's a home.

With over 160 years of experience and expertise in property in London, Peabody is relentlessly committed to creating great places and building sustainable, high-quality new homes that stand the test of time.

Recognised at some of the biggest awards: Evening Standard, Sunday Times British Homes Awards, What House and Royal Institute of British Architects. With significant development and regeneration expertise, Peabody invests in communities for the long-term and supports people to be healthier, wealthier and happier.

And with Peabody's rich heritage and Mount Anvil's reputation for unparalleled taste and workmanship, Chelsea Botanica promises to be a masterpiece of collaboration.



Three Waters, Bow E3
Mount Anvil and Peabody's
previous partnership.



City Road Basin, Islington N1
Peabody's Wharf Road.



All visuals in this brochure are artistic interpretations of Chelsea Botanica for indicative purposes only. Floorplans and floorplates are for illustration of layouts only and are not to scale. Planting on the balconies and terraces are indicative only and does not form part of the standard specification. All measurements given may vary within a tolerance of 5%.

Subject to design amends. For more information on integrated appliances please see Specification or speak to a sales consultant. 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.

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