





Chelsea Barracks

The homes at Chelsea Barracks have been designed and built with the future in mind, to become a natural, cherished part of London and to stand as long as the townhouses that have inspired them. Your home here can be your legacy too, to your family and for generations to come. The design applies the principles of Georgian living for modern family life, with spaces and places to enjoy as a group and others to make your own, whatever your age. Come together in the kitchen and dining area, the big beating heart of the house. Pull back the doors on to the private landscaped garden, a perfect play space for children. Let them grow in a home where they feel free, and in a community that's safe, secure and family-focused.























Health & Wellness

Consider the residents' amenities at Chelsea Barracks as an extension of the home. The Spa is an indulgent retreat just moments away. It can be reached without setting foot outside, via the lower ground floor of your home. You will find a 20m light-reflecting pool, heat experiences, vitality pools, experience showers, relaxation areas, treatment rooms, fully-equipped gym with private studio and separate male/female facilities. Also reserved for the exclusive use of residents and their guests are a business suite with two 12-seat boardrooms, residents' lounge, private 16-seat cinema, games room and private function room. Simply make any day-to-day requirements known to the Chelsea Barracks concierge team, who will be pleased to handle them, 24-hours a day.



6 Whistler Square

ARRANGEMENT

Entrance hall
Family living
Family kitchen and dining
Formal reception
Formal dining
Five bedrooms
Five bathrooms
Five powder rooms
Dressing room
Study
Store rooms
AV/IT room
Passenger lift (*eight persons*)

BALCONY

Bespoke bronze-coloured balcony to first floor

STAFF QUARTERS

Two staff bedrooms
Staff bathroom
Staff kitchen
Serveries
Laundry room
Service lift (*four persons*)

SPA AMENITIES

11.0m pool
Steam room
Sauna
Gym
Changing room with shower

AMENITIES

Wine room
Cinema

GARDEN WITH PERGOLA

A private, calm outdoor space, connected to the kitchen and dining area of the main house. The landscaped garden, with tiered terraces paved with natural stone, provide flexible spaces surrounded by raised planters; creating the perfect setting for outdoor entertaining or al fresco dining.

Defined by a pergola with climbing plants, the upper terrace provides a sense of calm and seclusion, with long planter and integrated seating to the lower terrace and centrally located storage space. Bronze-coloured balustrades outline the level difference between the two terraces and handrails are included at steps.

Considered design provides a seamless and articulate solution to integrating planting, lighting, power and ventilation, maintaining elegant lines with contemporary details.

ROOF TERRACE

Accessed via a staircase from inside the townhouse, the roof terrace is of generous proportions, surrounded by a green roofing system on each side.

The elevation of the roof terrace allows views to the immediate surroundings of Chelsea Barracks and beyond. With the Belgravia landscape as your backdrop and the space to furnish with outdoor table and chairs, the roof terrace makes for perfect outdoor entertaining.

The staircase leading to the roof terrace is covered by a retractable glazed roof light, which when not retracted, provides daylight into the townhouse.

CEILING HEIGHTS (PRINCIPAL ROOMS)

Lower ground 2 floor	2.5m (<i>pool hall</i>) to 3.1m (<i>cinema</i>)
Lower ground 1 floor	3.1m
Ground floor	3.2m
First floor	3.4m
Second floor	2.8m
Third floor	2.7m

PRIVATE GARAGE

Two individual car parking spaces
6.0 x 2.7m (*19.7 x 8.8ft*) and bike storage
at lower ground 1

TENURE

Freehold

External & Internal Finishes

EXTERNAL WALLS

Clad with natural, lightcoloured limestone and contrast stone banding to the entrance façade on ground and lower ground floors.

WINDOWS

Operable and fixed doubleglazed windows, with double door access to first floor portico balcony.

Rear façade double door opening onto 'non-accessible' balconies at first floor.

Bi-fold doors to garden at lower ground 1.

Finished externally in bronze-coloured anodised aluminium, with complementary antique bronze coloured ironmongery.

BALCONIES

Bespoke bronze-coloured railings.

ROOF TERRACE

Roof terrace accessed via a sliding electronic roof light.

Roof deck consists of textured stone pavers with bronze-coloured balustrades.

ENTRANCE VESTIBULE

Framed by a custom-designed decorative glass and bronze-coloured screen, with framed glass doors leading to the entrance hall.

ENTRANCE HALL

Spacious entrance hall incorporating plaster walls.

Stone inlaid floor with contrast stone inset border.

Classical staircase with bespoke, handcrafted, steel balusters, bronze-coloured details and solid wood handrails. Stone stairs lead up to first, second and third floors and down to lower ground floor and hallways.

Bespoke doors and architraves with three or six panel raised and fielded veneers, hardwood edges, bespoke bronze-coloured ironmongery, with inlaid handles.

Passenger lift provides access to all floors, with stone floor to complement entrance hall and wall finishes of timber veneer, antique glass mirror and brass trims.

FLOORING

Floor build-up incorporates acoustic and thermal insulation layers.

Stone floor hallway (*first floor*), with inset border to complement the main entrance.

Timber floors finished with fired oak chevron design in:

- Family living
- Formal reception
- Formal dining room
- Study

Upper staircase and landings finished with oak plank floors and complementary borders.

Gym finished with oak plank floors.

Master bedroom suite floor finished with oak plank borders and inset carpet.

Bedroom floors fully-fitted with carpet.

Natural stone bathroom and powder room floors, with a contrast natural stone inset border.

Natural stone floors in:

- Family kitchen and dining room
- Spa and pool
- Wine room
- First and second lower ground floor hallways

Ceramic tile floor finishes in separate utility and staff rooms.

Coloured epoxy resin garage floor, to complement main car park.

Internal Finishes *(continued...)*

CEILING

3.2m in the ground floor principal rooms; main entrance hall ceilings 3.1m.

3.4m high in the formal rooms of the first floor, with feature coffers and decorative cornices.

2.8m high in the master bedroom, with feature coffers and decorative cornices.

2.7m high in second floor bedrooms.

Suspended plasterboard throughout the house, incorporating smoke and heat detectors, recessed and cove light fittings.

Concealed fire sprinklers.

Paint-applied finish.

INTERNAL WALLS AND DOORS

Internal walls constructed with sound attenuation.

Party walls, solid in situ concrete or solid block work with cavity.

Custom designed solid timber entrance door fitted with security ironmongery, surrounded by bespoke glass panels and bronze frames.

Solid hardwood finished door frames.

Bespoke, complementary timber veneer finished doors with hardwood edges.

Co-ordinated range of antique brass finished ironmongery throughout.

WINDOWS

Double-glazed windows with bronze anodised frames throughout.

Internal timber linings to all windows (*except staff rooms*).

Internal timber linings with brass inlay in master bathrooms.

FIREPLACES

Stone surround open fireplaces in:

- Family living
- Formal reception room
- Formal dining room
- Study

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SPA AND POOL

Timber-panelled walls and ceiling above pool deck.

Banded feature stone wall and polished plaster ceiling over the pool.

Swimming pool:

Depth: 1.2m
Length: 11.0m
Width: 4.9m

Pool walls finished with stone tiles.

Bush-hammered porcelain tiles within pool floor and walls.

Changing rooms finished with timber panel walls and stone lined shower, comprising a timber seating bench with lift off cover for storage.

Steam room with stone walls and seating.

Sauna comprising timberpanelled walls and solid timber bench.

Stone floors throughout.

CINEMA

Cinema room (*AV and joinery not included*).

Fully-fitted carpet.

Painted plaster walls.

WINE ROOM

Feature wine room (*cabinetry & fridges not included*).

BATHROOMS

Sanitaryware complemented by a modern range of polished brassware from Samuel Heath, or similar.

Natural stone floors with stone inset border.

Stone shower and bath areas, with large format glass screens (*where applicable*).

Wall tiles, stone to all walls in the master bathroom and to a datum in guest bathrooms, with painted plaster finish above the datum

Bespoke timber and stone vanity units and bath tub/shower enclosures in master bathrooms (*where applicable*).

Internal Finishes & Building Services

KITCHENS

Bespoke timber veneer

Natural stone worktops and splash backs.

Appliances:

Wolf/Sub Zero, or similar:

- Integrated fridge and freezer
- Steam oven
- Integrated warming drawer
- 6-burner gas range with double oven and stove top griddle
- Microwave
- Integrated dishwasher

Utility room (*where applicable*) equipped with appliances by Miele, or similar, including separate washer/dryer.

Kitchen island finished with natural stone countertop and sides. Recessed seating area with timber veneer display shelves/cabinets and integrated appliances.

JOINERY

Bespoke and hand-crafted timber veneers (*where applicable*).

Bespoke master dressing room joinery comprising wardrobes with leather inset panels, leather top island unit and bespoke dressing table.

HEATING AND COOLING

Background heating via wet underfloor system.

Electric underfloor heating to bathrooms.

Comfort cooling/heating via fan-coiled units and operable windows.

Room-by-room zoned temperature control system.

INTERIOR LIGHTING

Lutron, or similar, lighting-control system.

Lighting design incorporates energy efficient light fittings.

LED technology used within selected luminaires, for small and discreet fittings.

LED fittings with low voltage halogen lamps, for creation of warm colour temperature and high task lighting output, where required.

AV INSTALLATION

State-of-the-art audio and visual distribution.

Base AV wiring suitable for running a multi-room audio system from a patch panel located in the AV services cupboard.

Category 5e data network outlets and television/satellite distribution within the main rooms.

SMOKE AND HEAT DETECTION

Heat detectors located in each kitchen.

Smoke detection provided in all other rooms.

Townhouse fire alarms directly interfaced to the main fire alarm panel located in 8 Whistler Square and linked to the estate management system.

EXTERIOR LANDSCAPING

The residential accommodation is situated around a series of new London squares, designed by Kim Wilkie & Gustafson Porter.

These peaceful, verdant garden squares incorporate water features that complement the distinct geometry of the architecture.

Individual townhouse base build gardens designed by Gustafson Porter.

Soft, yet secure, atmospheric lighting design outside the townhouses.

Pathways illuminated by low-level lights.

Residents' Amenities, Facilities & Security

SPA AMENITIES

Spa and gym facilities for the exclusive use of residents and guests, accessed directly via the lower ground 2 level of each building.

At approximately 12,400ft², the Spa facilities include:

- Lobby and reception area
- 20m swimming pool
- Male experience shower, steam room and sauna
- Female experience shower, vitality pool, steam room and sauna
- Unisex steam room and sauna
- Three relaxation areas
- Unisex tepidarium
- Two experience showers
- Unisex vitality pool
- Two treatment rooms
- Cardiovascular gym
- Resistance gym
- Private training studio

BUILDING AMENITIES

- Function suite
- Business suite including two 12-seat boardrooms
- Residents' lounge
- 16-seat cinema
- Prep kitchen
- Games room
- WC 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 in all areas

CONCIERGE

24-hour porter & concierge lifestyle services across the estate, including:

- Taxi pick-up and drop-off
- Valet parking
- Deliveries and collections
- Refuse management
- General queries

RESIDENTIAL STORAGE

Private secured storage* located on the lower ground floors of 8 and 9 Whistler Square and 1 Mulberry Square.

SECURITY AND ACCESS

24-hour manned security/concierge across the entire estate, including comprehensive CCTV coverage, managed by a specialist residential property management company.

Additional townhouse measures include:

- Owner-controlled external surveillance to entrance door and rear garden
- Video entry system
- High security locks to main entrance door
- Security locks fitted to all external windows and doors
- Base wiring for grade 3 intruder alarm system

Floor Plans

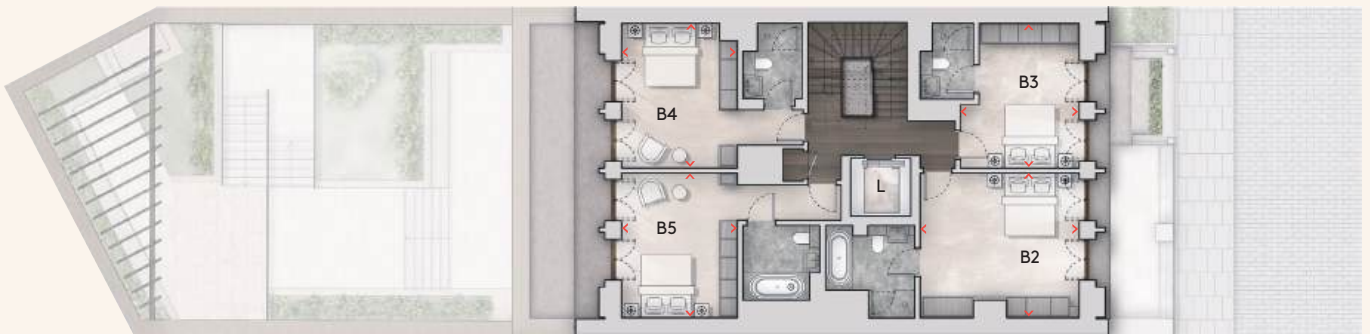
6 Whistler Square, Chelsea Barracks, London SW3

Total area: 1,214.0 m² / 13,067 ft²



ROOF TERRACE

9.1 x 5.0m 29.8 x 16.4ft



THIRD FLOOR

136.0m² - 1,463ft²

Rooms

B2	Bedroom 2	5.1 x 4.6m	16.7 x 15.1ft
B3	Bedroom 3	4.6 x 3.8m	15.1 x 12.5ft
B4	Bedroom 4	4.6 x 3.7m	15.1 x 12.1ft
B5	Bedroom 5	4.6 x 3.7m	15.1 x 12.1ft

Floorplans:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



SECOND FLOOR

148.0m² – 1,593ft²

Rooms

ML	Master Suite Lobby	3.7 x 2.1m	12.1 x 6.9ft
MB	Master Bedroom	9.3 x 5.0m	30.5 x 16.4ft
MBA	Master Bathroom	5.0 x 4.5m	16.4 x 14.8ft
DR	Dressing Room	5.7 x 4.7m	18.7 x 15.4ft



FIRST FLOOR

150.0m² – 1,614ft²

Rooms

FR	Formal Reception	9.3 x 5.0m	30.5 x 16.4ft
FD	Formal Dining	9.3 x 4.6m	30.5 x 15.1ft
S	Servery	6.0 x 1.9m	19.7 x 6.2ft
B	Balcony	2.5 x 1.7m	8.2 x 5.6ft

Floorplans:

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GROUND FLOOR

168.0m² – 1,808ft²

Rooms

EV	Entrance Vestibule	4.2 x 2.6m	13.8 x 8.5ft
EH	Entrance Hall	7.8 x 4.2m	25.6 x 13.8ft
FL	Family Living	9.3 x 6.4m	30.5 x 21.0ft
SY	Study	5.0 x 5.0m	16.4 x 16.4ft
C	Cloakroom	2.6 x 1.1m	8.5 x 3.6ft
S	Servery	6.0 x 1.9m	19.7 x 6.2ft
L	Passenger Lift	1.4 x 1.1m	4.6 x 3.6ft
SL	Service Lift	1.0 x 0.9m	3.3 x 3.0ft



LOWER GROUND 1 FLOOR

246.0m² – 2,647ft²

Rooms

KD	Family Kitchen/Dining	9.3 x 6.4m	30.5 x 21.0ft
SK	Staff Kitchen	3.3 x 3.3m	10.8 x 10.8ft
LR	Laundry Room	5.9 x 4.0m	19.4 x 13.1ft
LD	Larder	5.6 x 2.0m	18.4 x 6.6ft
SB1	Staff Bedroom 1	5.3 x 2.7m	17.4 x 8.9ft
SB2	Staff Bedroom 2	3.5 x 3.4m	11.5 x 11.2ft
SB	Staff Bathroom	2.8 x 1.6m	9.2 x 5.2ft
RP	Refuse Point	2.8 x 1.1m	9.2 x 3.6ft
G	Garden	12.8 x 9.3m	42.0 x 30.5ft

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LOWER GROUND 2 FLOOR

366.0m² – 3,940ft²

Rooms

R	Relaxation Area	11.0 x 4.1m	36.1 x 13.4ft
P	Pool	11.0 x 4.9m	36.1 x 16.1ft
SA	Sauna	2.1 x 1.8m	6.9 x 5.9ft
SR	Steam Room	1.9 x 1.7m	6.2 x 5.6ft
GY	Gym	5.3 x 3.4m	17.4 x 11.2ft
CR	Changing Room	3.3 x 1.9m	10.8 x 6.2ft
CA	Cinema	7.5 x 5.9m	24.6 x 19.4ft
W	Wine Room	4.7 x 1.8m	15.4 x 5.9ft
GB	Garage/Bike Storage	9.5 x 7.2m	31.2 x 23.6ft

Floorplans:

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ACCOMMODATION

- Seven Bedroom
- Up to 3.4m high ceilings
- Passenger and service lifts
- Spa with 11m Pool
- Cinema
- Garden with pergola
- Roof Terrace
- Private garage

Terms: Freehold
Service Charge: £100,000 p/a
Guide Price: £47,000,000

SOLE AGENT



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