

Nº 3  
WHISTLER  
SQUARE



CHELSEA BARRACKS

LONDON SW1

The Belgravia Townhouse is quintessentially London: a model of restraint and bold creativity, all at once. The British blend of poise and artistry has been revived and revitalised in London's grandest new residences - The Townhouses at Chelsea Barracks.

Heir to the principals and proportions pioneered by Belgravia's famous Georgian terraces on the outside, the inside tell a different story. A modern approach to space, design and luxury caters for the most contemporary of London lifestyles.



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Chapter One  
**No.3 Whistler Square  
Townhouse**



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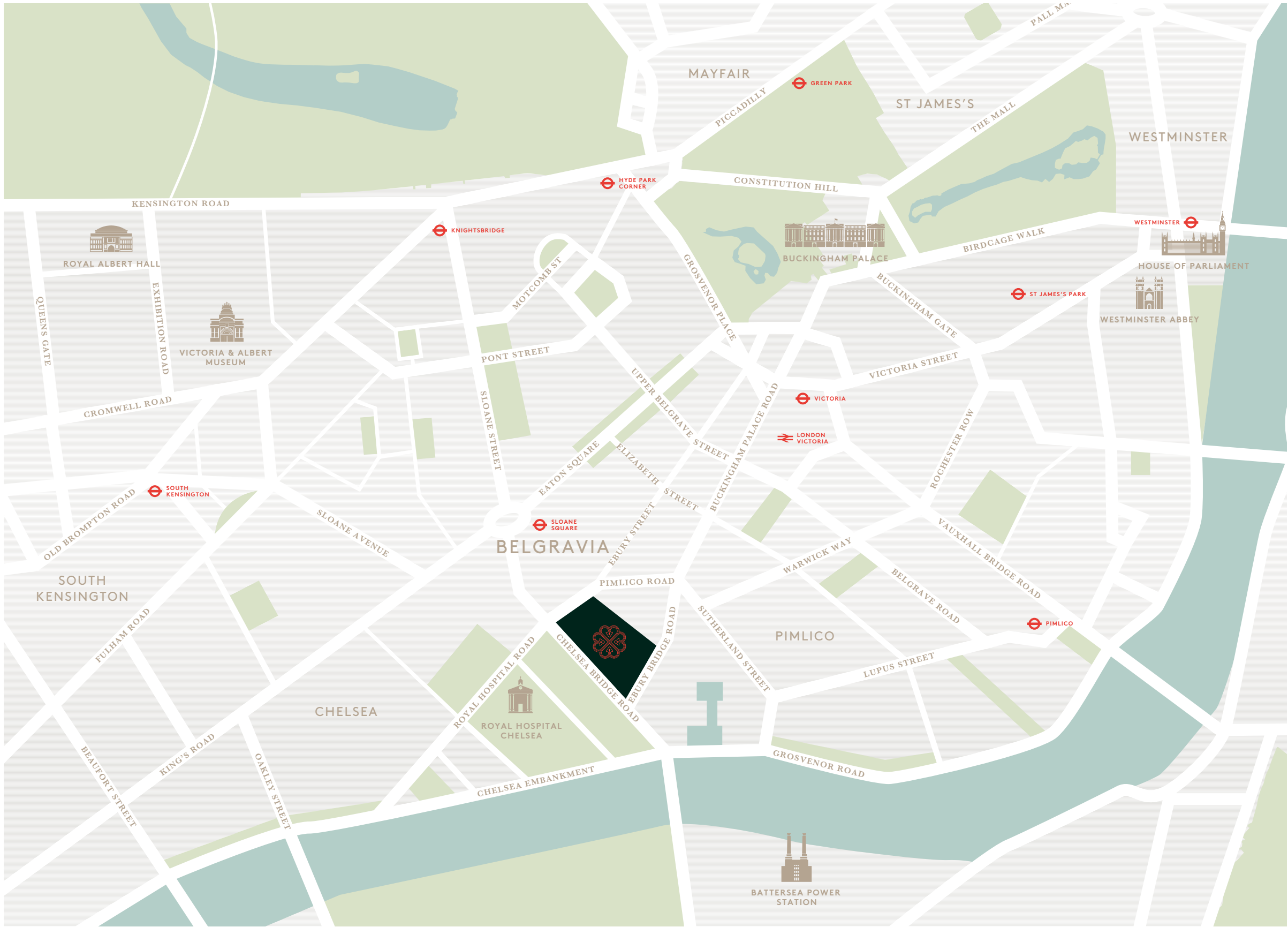
Chapter Three  
**Chelsea Barracks  
Amenities**

















CHAPTER ONE

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No.3 WHISTLER SQUARE TOWNHOUSE

WELCOME TO A HOME  
BEYOND COMPARE



No.3 WHISTLER SQUARE

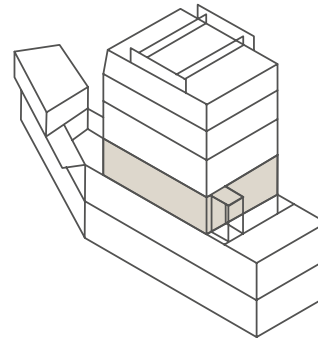
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EIGHT BEDROOMS  
UP TO 3.4<sup>m</sup> HIGH CEILINGS  
PASSENGER & SERVICE LIFTS  
SPA WITH 12<sup>m</sup> POOL  
CINEMA  
GARDEN  
MEWS  
ROOF TERRACE  
PRIVATE GARAGE

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TOTAL AREA

1,366.0<sup>m<sup>2</sup></sup> / 14,704<sup>ft<sup>2</sup></sup>



# GROUND FLOOR

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## Arrangement

Entrance Vestibule

Entrance Hall

Study

Family Living

Cloakroom

Passenger & Service Lifts

## Ceiling Heights - Principal Rooms

3.2<sup>M</sup>











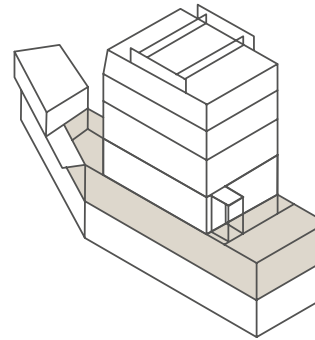


Family living









# LOWER GROUND 1 FLOOR

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## Arrangement

Family Kitchen/Dining

Staff Kitchen

Staff Bedroom 1

Staff Bedroom 2

Staff Bathroom

Garden

## Ceiling Heights - Principal Rooms

3.1<sup>M</sup>









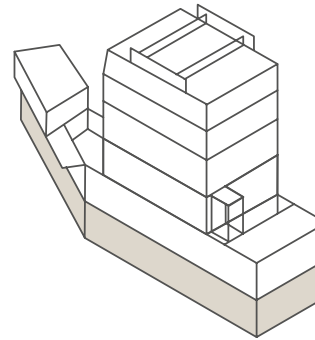












## LOWER GROUND 2 FLOOR

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**Arrangement**  
Relaxation Area

**Spa Amenities**  
12<sup>M</sup> Pool  
Steam Room  
Treatment Room  
Gym  
2 Changing Rooms

**Amenities**  
Wine Room  
Cinema

**Ceiling heights**  
**- Principal Rooms**  
Lower ground 2 Floor  
– 2.5<sup>M</sup> (Pool Hall)  
– 3.1<sup>M</sup> (Cinema)



Pool









Steam Room





Treatment Room

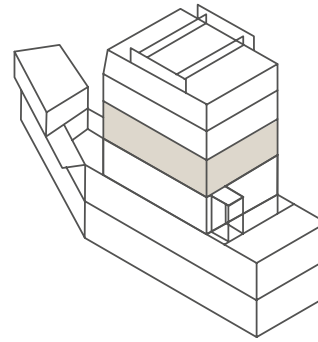












# FIRST FLOOR

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## Arrangement

Formal Reception  
Formal Dining

## Balcony

Bespoke bronze-coloured  
balcony to first floor

## Ceiling Heights - Principal Rooms

1<sup>st</sup> floor - 3.4<sup>M</sup>





Formal Reception









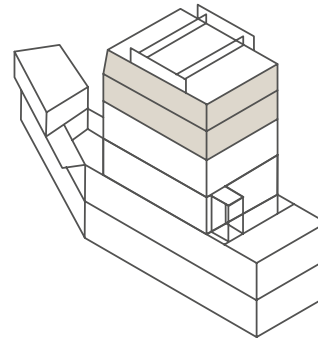
Formal Dining Entrance





Formal Dining





## SECOND & THIRD FLOORS

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### Arrangement

Master Suite Lobby  
Handbag Wardrobe  
Master Bedroom  
Her Bathroom  
His Bathroom  
Her Dressing Room  
His Dressing Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5

### Ceiling Heights - Principal Rooms

2<sup>nd</sup> floor - 2.8<sup>M</sup>  
3<sup>rd</sup> floor - 2.7<sup>M</sup>





Master Bedroom





Her Dressing Room





Master Bathroom





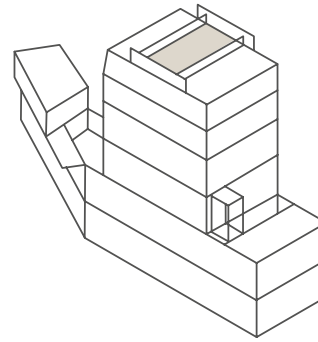
Bedroom 2





Bedroom 3





## ROOF TERRACE

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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.

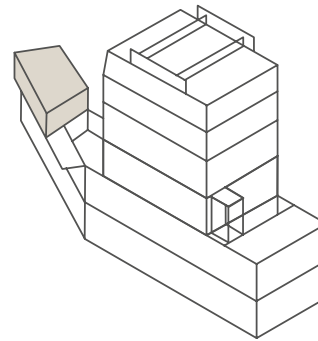
With the Belgravia landscape as your backdrop and the space to furnish with outdoor table and chairs, the roof terrace makes for perfect outdoor entertaining.

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









# MEWS HOUSE

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## Arrangement

Reception

Kitchenette

Living / Bedroom

Bathroom









Mews Bedroom



CHAPTER TWO

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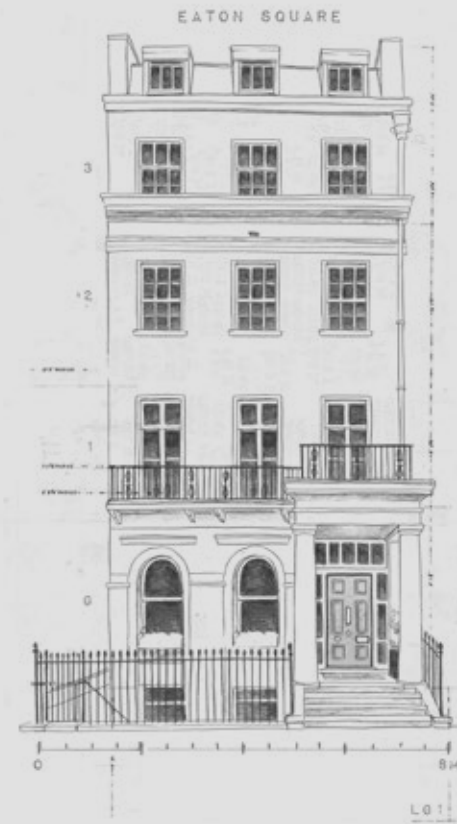
No.3 WHISTLER SQUARE DETAILS

# AN EXHIBITION OF QUALITY AND CRAFTSMANSHIP



# A TOWNHOUSE SET FREE

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*Eight metres*



*Ten metres*

The Chelsea Barracks Townhouses share the elegant proportions and vertical arrangement of their Georgian predecessors.

They preserve the architectural integrity of the traditional townhouse; the proportions, design and craftsmanship, but incorporate modern amenities elevating the townhouses of Chelsea Barracks above their historical counterparts to redefine luxury living in London's historic centre.



EXTERNAL FINISHES

External walls

Clad with natural, light-coloured limestone and contrast stone banding to the entrance façade on ground and lower ground floors

Buff-coloured brick arched facades to Mews

Windows

Operable and fixed double-glazed windows, with double door access to first floor

Rear façade double door opening onto ‘non-accessible’ balconies at first floor

Bi-fold doors to garden at lower ground 1 and Mews

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

INTERNAL FINISHES

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, second and third 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 natural stone

Gym finished with oak plank floors

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
- Lower ground floors, second and third floor hallways

Ceramic tile floor finishes in separate utility and staff rooms

Stone ground floors in the Mews

Light grey oak plank flooring to Mews mezzanine

Coloured epoxy resin garage floor, to complement main car park

Ceilings

3.2m high 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

White-painted planked timber ceilings in the main mews space

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
- Formal dining room
- Study

Spa and pool

Stone walls and polished plaster ceiling above pool deck

Split-faced textured stone wall and polished plaster ceiling over pool

Swimming pool

Depth: 1.2m   Length: 12m   Width: 4.8m

Pool walls and floor finished with mosaic tiles

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

Treatment room with skimmed plaster walls

Steam room with stone walls and seating

Stone floors throughout



INTERNAL FINISHES CONTINUED

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 shower enclosures in master bathrooms (where applicable)

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, suspended pot rack and decorative lighting. Timber veneer display shelves/cabinets and integrated appliances

Joinery

Bespoke and hand-crafted timber veneers (where applicable)

His and hers dressing room joinery comprising wardrobes with inset mirror panels

Master bedroom joinery comprising inset leather and mirror panels

BUILDING SERVICES

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 + Bowman

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 + Bowman

Soft, yet secure, atmospheric lighting design outside the townhouses

Pathways illuminated by low-level lights

All measurements are approximate. Ceiling height dimensions, which are approximate, are to coffers. The provision of certain services, amenities and facilities shall be discretionary. Detail within the specification may be subject to change. We reserve the right to make such changes as are required.



CHAPTER THREE

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CHELSEA BARRACKS AMENITIES

AN ADDRESS BEYOND COMPARE



## LEISURE AND RELAXATION

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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 and billiards 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.



THE GARRISON CLUB

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BUSINESS SUITE & LOUNGES

SPA

SWIMMING POOL

CINEMA

BILLIARDS ROOM

CONCIERGE & ESTATE MANAGEMENT

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# SECURE AND MANAGED

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Whether at home or away, you can rest assured: your home is in the best hands. In-house security features include a video entry system, owner-controlled surveillance, high-security locking systems and base wiring for state-of-the-art alarm systems.

Chelsea Barracks has been designed to provide the convenience and security of a managed estate. Supported by a designated concierge team and comprehensive CCTV coverage, the service is operated by a specialist property management company, with extensive experience of prestige private developments.

Simply lock up and leave your home for long or short periods and enjoy the best luxury of all, peace of mind.

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RESIDENTS' AMENITIES

Spa amenities

Spa and gym facilities for the exclusive use of residents and guests

At approximately 12,700 ft², the Spa facilities include:

- Lobby and reception area
- 20 metre pool
- Two vitality pools
- Three steam rooms
- Three saunas
- Tepidarium
- Four experience showers
- Three relaxation areas (wet & dry)
- Cardiovascular and resistance gym
- Two private training studios
- Two treatment rooms
- Unisex & separate male/female facilities
- Fully accessible changing facilities

Building amenities

At approximately 5,700ft², further lifestyle amenities include:

- Business suite including two 12-seat boardrooms
- Residents’ lounge
- 16-seat cinema
- Prep kitchen
- Billiards room
- 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 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

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:

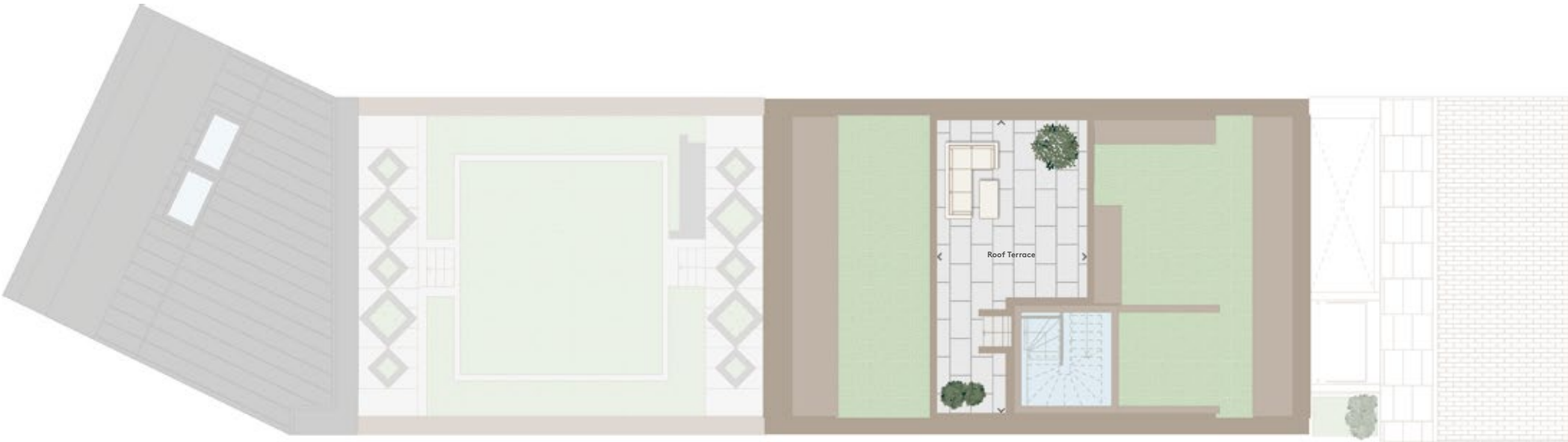
- Owner-controlled external surveillance to entrance door and rear garden
- Video entry system
- High security locks to main entrance door
- Security locks fitted to all external windows and doors
- Base wiring for grade 3 intruder alarm system

All measurements are approximate. Ceiling height dimensions, which are approximate, are to coffers. The provision of certain services, amenities and facilities shall be discretionary. Detail within the specification may be subject to change. We reserve the right to make such changes as are required.



# FLOOR PLANS

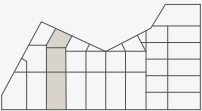
Roof Terrace



Third Floor

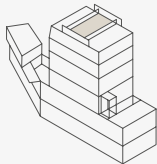


## Nº 3 WHISTLER SQUARE



TOTAL AREA 1366.0m² / 14,704ft²

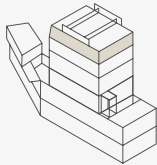
### ROOF TERRACE



|              |            |               |
|--------------|------------|---------------|
| Roof Terrace | 9.1 x 4.7m | 29.8 x 15.4ft |
|--------------|------------|---------------|

### THIRD FLOOR

136.6m² / 1,470ft²



|           |            |               |
|-----------|------------|---------------|
| Bedroom 2 | 5.1 x 4.6m | 16.7 x 15.1ft |
| Bedroom 3 | 4.6 x 3.8m | 15.1 x 12.5ft |
| Bedroom 4 | 4.6 x 3.7m | 15.1 x 12.1ft |
| Bedroom 5 | 4.6 x 3.7m | 15.1 x 12.1ft |

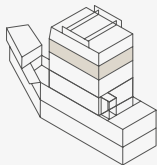


Second Floor



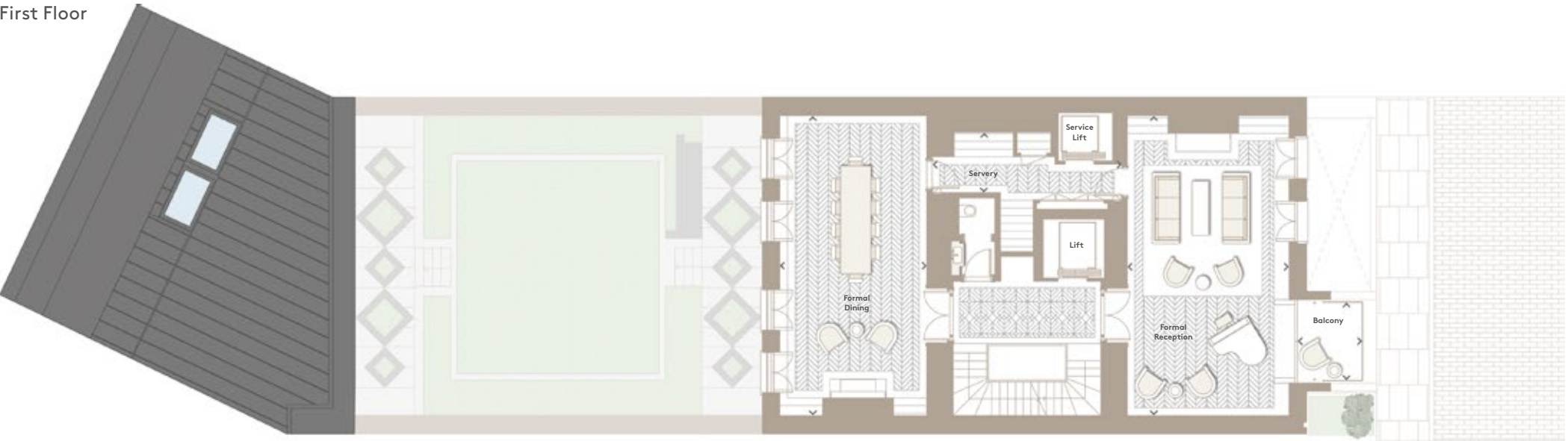
SECOND FLOOR

148.7m<sup>2</sup> / 1,601ft<sup>2</sup>



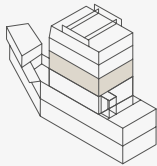
|                    |            |               |
|--------------------|------------|---------------|
| Master Suite Lobby | 4.4 x 2.0m | 14.4 x 6.6ft  |
| Handbag Wardrobe   | 2.6 x 1.5m | 8.5 x 4.9ft   |
| Master Bedroom     | 6.2 x 5.1m | 20.3 x 16.7ft |
| His Dressing Room  | 5.0 x 2.3m | 16.4 x 7.5ft  |
| His Bathroom       | 3.2 x 2.2m | 10.5 x 7.2ft  |
| Her Dressing Room  | 5.7 x 5.0m | 18.7 x 16.4ft |
| Her Bathroom       | 4.1 x 3.2m | 13.4 x 10.5ft |

First Floor



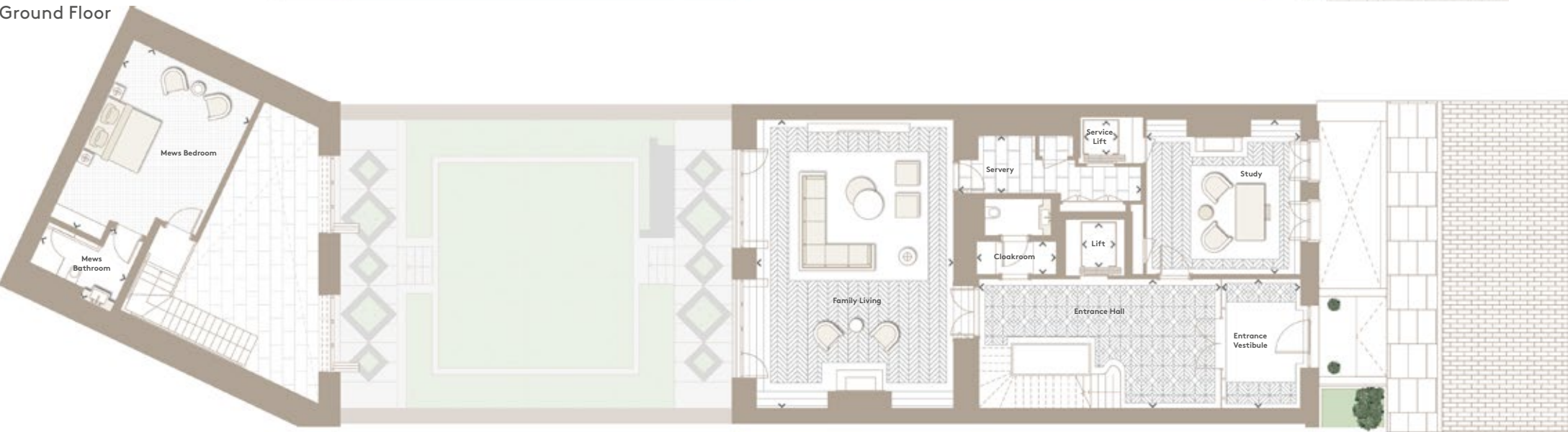
FIRST FLOOR

149.3m<sup>2</sup> / 1,607ft<sup>2</sup>



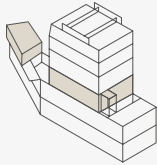
|                  |            |               |
|------------------|------------|---------------|
| Formal Reception | 9.3 x 5.1m | 30.5 x 16.7ft |
| Formal Dining    | 9.3 x 4.6m | 30.5 x 15.1ft |
| Servery          | 5.9 x 1.9m | 19.4 x 6.2ft  |
| Balcony          | 2.3 x 1.9m | 7.5 x 6.2ft   |

Ground Floor



GROUND FLOOR

202.9m<sup>2</sup> / 2,184ft<sup>2</sup>



|                    |            |               |
|--------------------|------------|---------------|
| Entrance Vestibule | 4.2 x 2.5m | 13.8 x 8.2ft  |
| Entrance Hall      | 7.8 x 4.2m | 25.6 x 13.8ft |
| Family Living      | 9.3 x 6.4m | 30.5 x 21.0ft |
| Study              | 5.0 x 5.0m | 16.4 x 16.4ft |
| Cloakroom          | 2.6 x 1.1m | 8.5 x 3.6ft   |
| Servery            | 5.9 x 1.8m | 19.4 x 5.9ft  |
| Passenger Lift     | 1.4 x 1.0m | 4.6 x 3.3ft   |
| Service Lift       | 1.1 x 1.0m | 3.6 x 3.3ft   |
| Mews Bedroom       | 6.3 x 4.5m | 20.7 x 14.8ft |
| Mews Bathroom      | 3.0 x 2.2m | 9.8 x 7.2ft   |

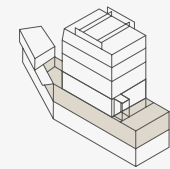


Lower Ground 1 Floor



LOWER GROUND 1 FLOOR

288.9m² / 3,109ft²



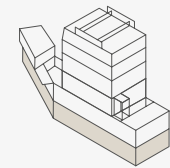
|                       |                         |                           |
|-----------------------|-------------------------|---------------------------|
| Family Kitchen/Dining | 9.3 x 6.4 <sup>m</sup>  | 30.5 x 21.0 <sup>ft</sup> |
| Pantry                | 5.5 x 2.0 <sup>m</sup>  | 18.0 x 6.6 <sup>ft</sup>  |
| Staff Kitchen         | 5.4 x 2.8 <sup>m</sup>  | 17.7 x 9.2 <sup>ft</sup>  |
| Store Room            | 2.4 x 2.1 <sup>m</sup>  | 7.9 x 6.9 <sup>ft</sup>   |
| Laundry Room          | 5.4 x 2.4 <sup>m</sup>  | 17.7 x 7.9 <sup>ft</sup>  |
| Staff Bedroom 1       | 3.7 x 3.3 <sup>m</sup>  | 12.1 x 10.8 <sup>ft</sup> |
| Staff Bedroom 2       | 5.1 x 2.7 <sup>m</sup>  | 16.7 x 8.9 <sup>ft</sup>  |
| Staff Bathroom        | 2.5 x 2.0 <sup>m</sup>  | 8.2 x 6.6 <sup>ft</sup>   |
| Refuse Point          | 1.9 x 1.1 <sup>m</sup>  | 6.2 x 3.6 <sup>ft</sup>   |
| Garden                | 12.7 x 9.3 <sup>m</sup> | 41.7 x 30.5 <sup>ft</sup> |
| Mews Reception        | 6.9 x 4.4 <sup>m</sup>  | 22.6 x 14.4 <sup>ft</sup> |

Lower Ground 2 Floor



LOWER GROUND 2 FLOOR

440.0m² / 4,733ft²



|                     |                         |                           |
|---------------------|-------------------------|---------------------------|
| Relaxation Area     | 11.8 x 4.1 <sup>m</sup> | 38.7 x 13.4 <sup>ft</sup> |
| Pool                | 11.8 x 4.9 <sup>m</sup> | 38.7 x 16.1 <sup>ft</sup> |
| Treatment Room      | 4.8 x 3.2 <sup>m</sup>  | 15.7 x 10.5 <sup>ft</sup> |
| Steam Room          | 1.8 x 1.4 <sup>m</sup>  | 5.9 x 4.6 <sup>ft</sup>   |
| Gym                 | 6.3 x 5.3 <sup>m</sup>  | 20.7 x 17.4 <sup>ft</sup> |
| Changing Room 1     | 2.6 x 1.0 <sup>m</sup>  | 8.5 x 3.3 <sup>ft</sup>   |
| Changing Room 2     | 2.7 x 1.4 <sup>m</sup>  | 8.9 x 4.6 <sup>ft</sup>   |
| Cinema              | 5.9 x 4.5 <sup>m</sup>  | 19.4 x 14.8 <sup>ft</sup> |
| Wine Room           | 2.2 x 1.7 <sup>m</sup>  | 7.2 x 5.6 <sup>ft</sup>   |
| Servery             | 3.0 x 2.4 <sup>m</sup>  | 9.8 x 7.9 <sup>ft</sup>   |
| Refuse Point        | 2.4 x 1.5 <sup>m</sup>  | 7.9 x 4.9 <sup>ft</sup>   |
| Garage/Bike Storage | 9.5 x 7.2 <sup>m</sup>  | 31.2 x 23.6 <sup>ft</sup> |

Plan is not to scale and illustrative, by way of example, only. These particulars (or any part of them) do not form part of any offer or contract and must not be relied upon as statements or representations of fact. All plans are illustrative only in depicting (among other things) a typical layout for the accommodation. Any areas, measurements or distances shown are approximate and may be subject to change. Addresses are provisional and subject to approval by Westminster Council.





CHELSEA BARRACKS

LONDON SW1