

THE PENTHOUSE

NINE MULBERRY SQUARE



CHELSEA BARRACKS

BELGRAVIA

CULTIVATING AN ENRICHED LIFESTYLE

Chelsea Barracks represents a historic collaboration between the finest minds of the architectural world; where grand residences meet botanical elegance.

Set along a captivating garden square, whose name the majestic building bears, Mulberry Square welcomes residents and guests alike with its vibrant floral highlights and rich culinary delights.

The extraordinary story continues with a rare collection of residences and penthouses at Nine Mulberry Square, the first of a trilogy of new buildings at the heart of this prestigious neighbourhood, Belgravia.

Exquisitely designed by the acclaimed Eric Parry Architects, Nine Mulberry Square exhibits a sensitive balance between traditional charm and contemporary design. Generous balconies punctuate the stone facade, maximising light and space, while affording views over beautifully landscaped gardens, and beyond.

Step into the world of Chelsea Barracks.



THE PENTHOUSE AT NINE MULBERRY SQUARE

Crowning Nine Mulberry Square and arranged over two levels, this exceptional five-bedroom penthouse occupies the 6th and 7th floors, unveiling bespoke craftsmanship at every turn; with a symphony of patterns, textures and materials.

The timeless and elegant interior by renowned interior designer, Susie Atkinson, seamlessly blends modern aesthetics with classic influences; creating spaces that are completely indulged and instantly welcoming.

Grand in scale and designed to capture unimpeded panoramic views of resplendent garden squares, Royal Hospital Chelsea, Belgravia and beyond via floor to ceiling windows, the Penthouse boasts a triple aspect terrace providing a fluid and versatile space.

Traditionally open plan, the Penthouse has the ability to close off for private moments, with subdivisions between the family and formal spaces on the lower level. Full-height glass doors open out onto the triple aspect terrace, enhancing the sense of being elevated, and framing views throughout.

The upper level serves as a private retreat, comprising separate Principal Suite and four-secondary bedrooms complete with en suites.







Nine Mulberry Square Entrance Lobby



THE PENTHOUSE SIXTH FLOOR

Arrangement

Entrance Hall
Family Kitchen/Dining
Family Living
Formal Dining
Formal Living
Study
Terrace



Formal Living



Formal Living



Formal Living



Formal Living





Study



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Study







Formal Dining

Ascend Nine Mulberry Square directly to the heart of the Penthouse, the delightful entrance hall signifying your arrival as this magnificent home opens up around you.

One of the first guiding principles considered for the layout of the Family and Formal areas was functionality, with fluidity between the wrap-around terrace and the grand internal spaces. A sense of being elevated is achieved by maximising the terrace, ensuring the rooms read well and are balanced to capture views throughout.

Full-height glass doors to each space bathe each room with abundant natural light, while providing versatility to bring the outside, in. Alfresco dine, or entertain the most discerning guests in the Formal Dining and Living Rooms, exquisite with tunnelled fireplace and effortless sophistication.

Designated family spaces flow seamlessly between each other, delicately balanced with colours and textures that feel completely cosseted or indulged.

The Family Kitchen is complete with bespoke crafted cabinetry, accented with antique bronze ironmongery, punctuated with integrated appliances by Sub-Zero and Wolf; the warmth of the walnut joinery offsetting the finest Brazilian quartzite counters and backsplash, woven with threads of gold.



Formal Dining





Family Kitchen/Dining



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Outdoor Kitchen/Dining



Roof Terrace



Roof Terrace



Roof Terrace



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Roof Terrace

THE PENTHOUSE - NINE MULBERRY SQUARE



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THE PENTHOUSE
SEVENTH FLOOR

Arrangement

Hall

Gallery

Principal Hall

Principal Bedroom

Principal Dressing

Principal En Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5



Principal Bedroom



Principal Bedroom



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Principal Dressing

Serving as a private retreat, the seventh floor is reserved for the most decadent of Principal Suite's and Secondary Bedrooms, complete with en suites and Gallery.

Capacious and considerably designed, the Principal Suite offers an enhanced layout with several distinct areas comprising entrance hall, principal bedroom, dressing room, and sumptuous principal en-suite complete with Victoria + Albert bath and enclosed shower, finished with bespoke antique bronze tapware by Waterworks.

Enveloped in stunning Calacatta marble, luminous with its bright white colour and strong grey veining, a custom-made dark walnut vanity accentuates this ethereal escape in which to relax and unwind - this is a suite to challenge that of the world's finest hotels.

The Penthouse at Nine Mulberry Square redefines the epitome of luxury; a residence like no other.

Make Belgravia your home.



Principal En Suite



Secondary Bedroom



Secondary Bedroom



Secondary Bedroom



SPECIFICATIONS

EXTERNAL FINISHES

External Walls

Clad with bronze anodised, aluminium panels

Windows

Fixed and operable glass panels

External Doors

Full-height sliding doors open onto the triple aspect, wrap-around terrace

Roof Terrace

Light-coloured granite pavers and bronze-coloured balustrades with low-level lighting

INTERIOR FINISHES

Entrance Hall

Patterned stone floor and skirting comprising three different stone types in complementary colours

Flooring

Under-floor heating system with acoustic and thermal insulation

High-quality hardwood floors laid in a traditional English herringbone pattern feature in:

- Living and dining rooms
- Principal bedroom

Premium light-coloured carpets to secondary bedrooms

Principal bathroom finished with premium Italian marble stone floor and walls to datum

Natural stone floors and walls to datum in 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 by Joseph Giles

Bathrooms

High-quality sanitaryware complemented by a modern range of bespoke bathroom brassware by 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 bath by Victoria & Albert in Principal bathroom

Heated towel rails and floors

Kitchen

High-quality timber veneer cupboards

Premium Italian marble stone floor

Natural stone worktops and splashback with stone island units

Appliances by Sub-Zero & Wolf:

- 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

Utility room equipped with appliances by Gaggenau, including separate washer/dryer

Joinery

Bespoke and crafted, using high-quality hardwood/hardwood veneers

NINE MULBERRY SQUARE

Entrance Areas

Entrance lobby incorporates 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 private courtyard, Grenadier Gardens, and connection to the lift lobbies serving all floor levels, The Garrison Club and car park

SPECIFICATIONS

BUILDING SERVICES

Comfort Conditioning

- Heating and cooling throughout
- Heating via a wet zoned under-floor system
- Electric under-floor heating in all bathrooms and powder rooms
- Comfort cooling/heating via fan-coiled units and operable windows
- Zoned temperature control system

Ventilation

- Operable windows
- Fresh air ventilation to rooms via an energy efficient heat recovery system
- Exhaust ventilation to bathrooms, powder rooms 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 for multiple formats and sources, including radio, internet streaming, MP3 player and computer
- Category 6 data cabling and television/satellite distribution within 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 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

THE GARRISON CLUB AT GRENADIER GARDENS

Spa Amenities

- The spa and gym facilities for exclusive use of residents and guests are located on the lower ground levels 2 & 3
- Facilities include:
 - Lobby and reception area
 - Gym
 - Fitness studio
 - 25m swimming pool
 - Hydro pool
 - Spa treatment & consultation room
 - Experience shower rooms
 - Sauna and steam rooms
 - Male and female changing rooms

Residents' Amenities

- Sports hall for tennis, basketball and other sports
- Club lounge
- TV lounge
- Business suite including eight individual rooms of varying sizes
- Children’s play room

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.



THE GARRISON CLUB

BUSINESS SUITE AND LOUNGES

SPA

SPORTS HALL

SWIMMING POOLS

BILLIARDS ROOM

CINEMA

STATE-OF-THE ART GYM

CONCIERGE AND ESTATE MANAGEMENT

Consider the residents' amenities at Chelsea Barracks as an extension of the home. The Garrison Club at Whistler Square 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.

Beyond this, the newly opened Garrison Club at Grenadier Gardens offers residents a further 32,000 sq ft of unparalleled sports and wellness facilities, with a multifunctional sports hall, offering a championship tennis court, badminton, pickleball, basketball and football. Plus a 25 metre pool, hydropool, hot/cold therapy, club lounges, childrens playroom and state of the art gym, with services managed by AMP; providing 1:1 fitness coaching, Pilates, Yoga, Tennis coaching and more.

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.













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.

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.

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

RESIDENTS' AMENITIES

The Garrison Club at Whistler Square

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

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

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

The Garrison Club at Grenadier Gardens

Sports and wellness amenities for the exclusive use to residents and guests

At approximately 32,000 ft², the facilities include:

- Lobby and reception area
- 25 metre pool
- Hydropool
- Sauna and steam rooms
- Hot & cold therapy
- State-of-the-gym
- Club lounge
- Multi-use sports hall for group sports including championship tennis, pickleball, basketball and football
- Business suites
- Childrens Playroom

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

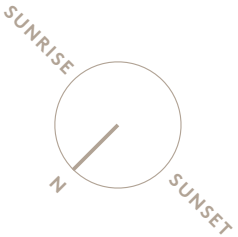
24-hour manned security/concierge across the entire estate, including comprehensive CCTV coverage, managed by a specialist residential property management company

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

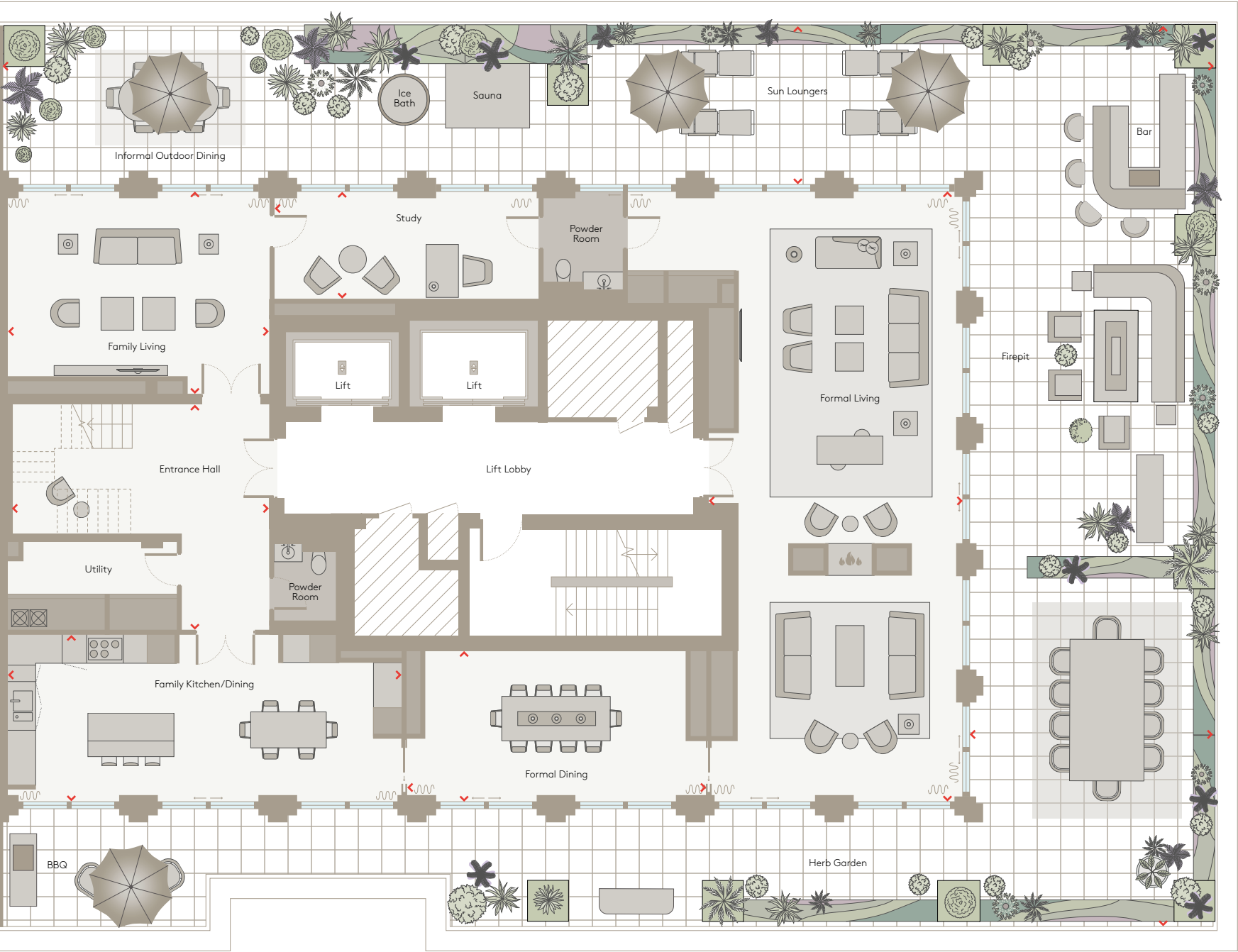
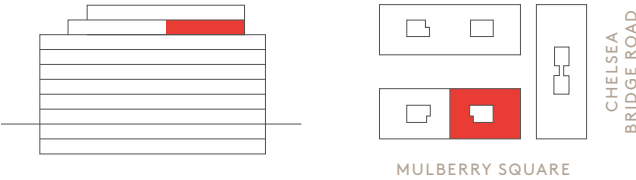
All measurements are approximate. Ceiling height dimensions, which are approximate, are to coffers. The provision of certain services, amenities and facilities shall be discretionary. Detail within the specification may be subject to change. We reserve the right to make such changes as are required.

THE PENTHOUSE - SIXTH FLOOR



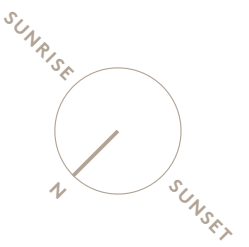
| Dimensions | | |
|------------------------|--------------|----------------|
| Family Living | 6.4 x 5.0 m | 21.1 x 16.4 ft |
| Family Kitchen/Dining | 9.7 x 4.1 m | 31.8 x 13.5 ft |
| Formal Living | 15.0 x 6.2 m | 49.3 x 20.5 ft |
| Formal Dining | 7.3 x 3.7 m | 24.1 x 12.1 ft |
| Study | 6.5 x 2.6 m | 21.4 x 8.6 ft |
| Entrance Hall | 6.3 x 5.5 m | 20.8 x 18.2 ft |
| Terrace (at short end) | 22.2 x 6.0 m | 72.8 x 19.7 ft |
| Terrace (at long end) | 29.8 x 3.9 m | 97.8 x 12.8 ft |

TOTAL AREA
560.1 M² / 6,029.4 FT²



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. These plans are illustrative only in depicting a typical layout for the accommodation. All items illustrated in the plans, including but not limited to any areas, measurements or distances shown are approximate and subject to change.

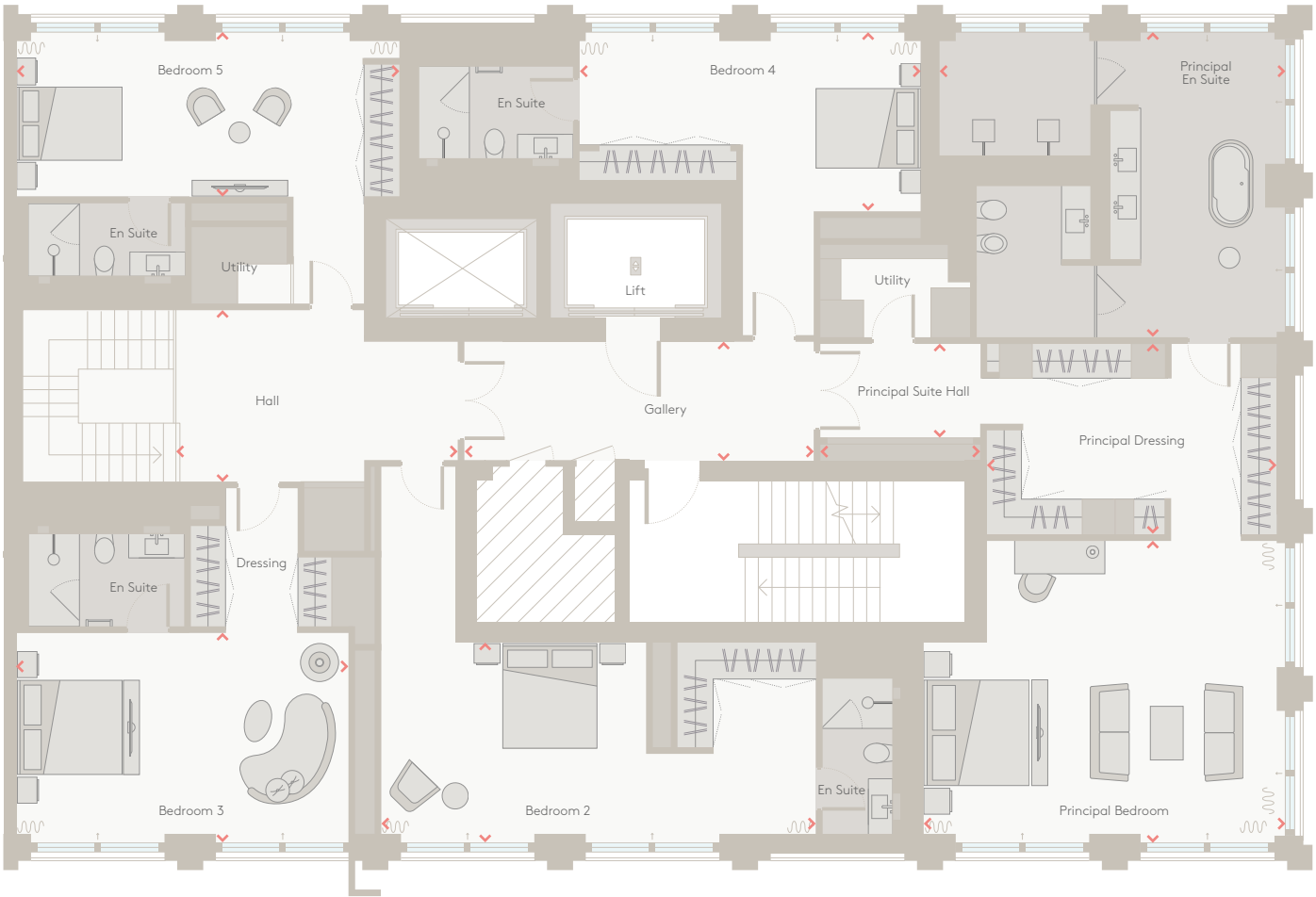
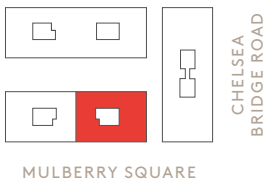
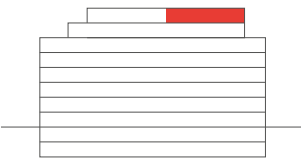
THE PENTHOUSE - SEVENTH FLOOR



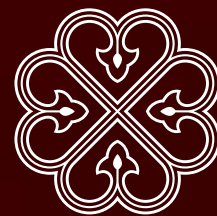
Dimensions

| | | |
|----------------------|-------------|----------------|
| Principal Bedroom | 6.8 x 5.7 m | 22.2 x 18.6 ft |
| Principal En Suite | 6.5 x 5.7 m | 21.2 x 18.7 ft |
| Principal Dressing | 5.4 x 3.5 m | 17.6 x 11.6 ft |
| Bedroom 2 | 8.0 x 3.8 m | 26.3 x 12.3 ft |
| Bedroom 3 | 6.1 x 3.9 m | 20.2 x 12.9 ft |
| Bedroom 4 | 6.3 x 3.4 m | 20.7 x 11.1 ft |
| Bedroom 5 | 7.1 x 3.1 m | 23.2 x 10.2 ft |
| Principal Suite Hall | 3.0 x 1.7 m | 9.8 x 5.7 ft |
| Gallery | 6.5 x 2.2 m | 21.2 x 7.1 ft |
| Hall | 5.2 x 3.1 m | 17.1 x 10.2 ft |

TOTAL AREA
560.1 M² / 6,029.4 FT²



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