

NINE MULBERRY SQUARE

RESIDENCE 1

TOTAL AREA

131.9 M² / 1,419.2 FT²



CHELSEA BARRACKS

BELGRAVIA



NINE MULBERRY SQUARE

Set in a prime position overlooking the prestigious Mulberry Square, Nine Mulberry Square is one of the most coveted addresses at the heart of Chelsea Barracks.

Residence 1 enjoys a unique dual aspect across both Mulberry and Garrison Square, with a generous balcony overlooking the Culinary Garden and a private terrace offering a secluded outdoor retreat for enjoying London's warmer months.

Crafted from elegant Portuguese limestone, the façade draws inspiration from Belgravia's distinguished stucco architecture, reinterpreted in a lighter stone palette that lends depth, refinement and enduring character.

Designed by the acclaimed British architect Eric Parry, Nine Mulberry Square combines timeless grandeur with contemporary elegance. Thoughtfully conceived to maximise natural light and a sense of space, the building delivers residences of exceptional quality and lasting appeal.



MULBERRY SQUARE



NINE MULBERRY SQUARE LOBBY



LIVING



LIVING





LIVING / DINING



KITCHEN



DINING



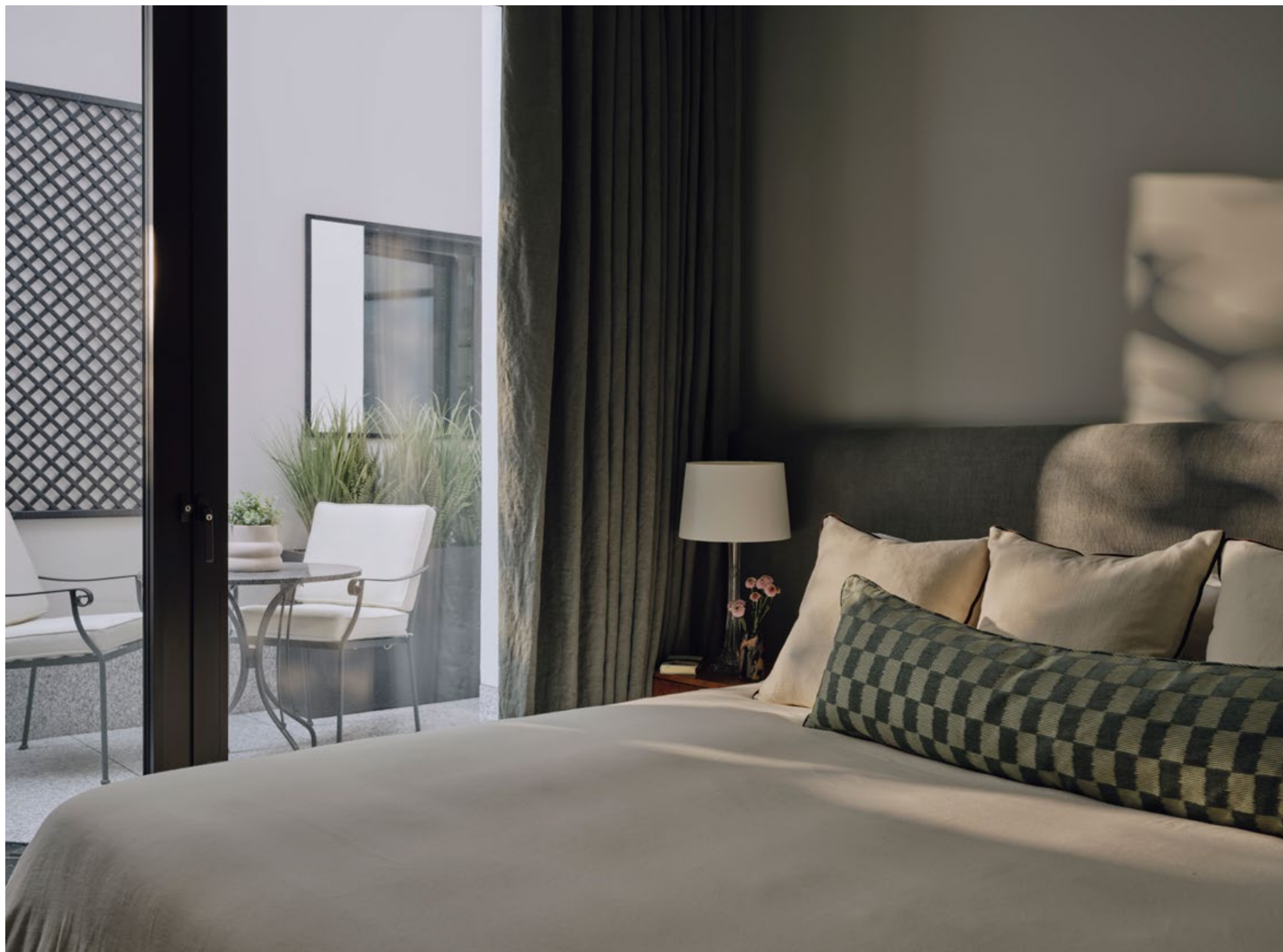
HALL



PRINCIPAL BEDROOM



PRINCIPAL EN SUITE

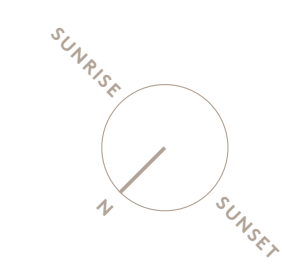


SECONDARY BEDROOM



TERRACE

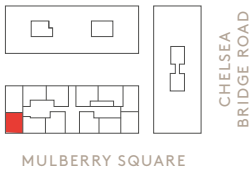
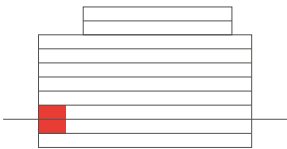
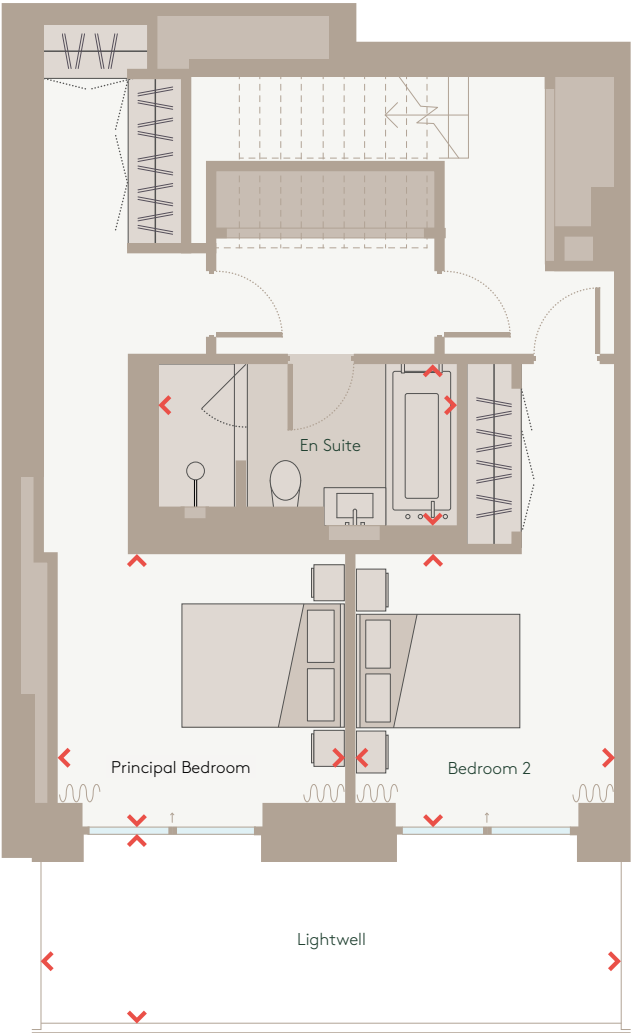
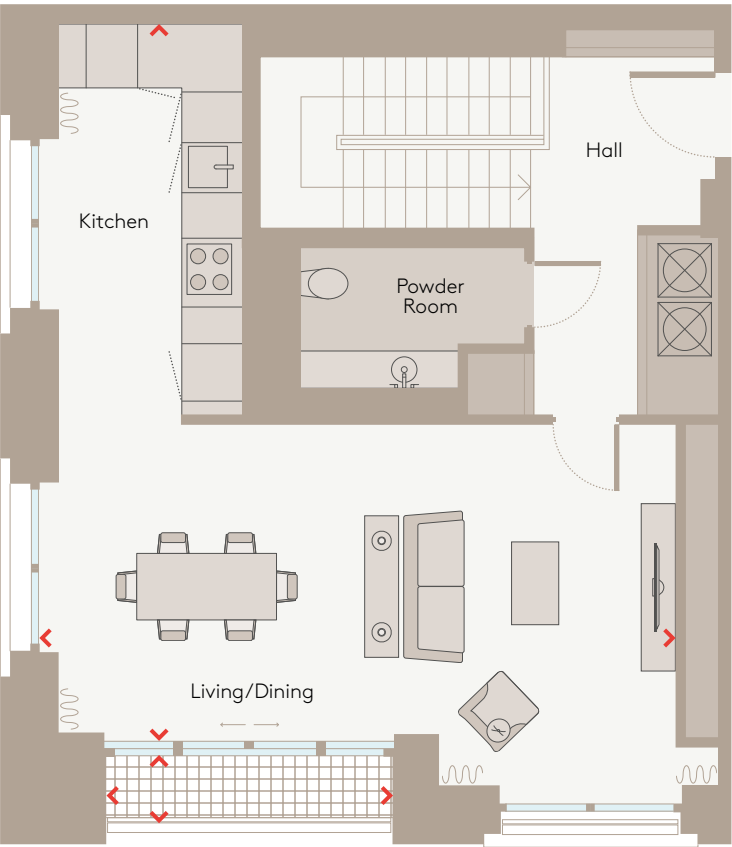
RESIDENCE 1 - LOWER GROUND & GROUND FLOOR



Dimensions

Living/Dining/Kitchen	8.5 x 7.6 m	27.9 x 25.0 ft
Principal Bedroom	3.4 x 3.2 m	11.3 x 10.6 ft
En Suite	3.5 x 1.9 m	11.6 x 6.2 ft
Bedroom 2	3.2 x 3.1 m	10.6 x 10.1 ft
Balcony	3.4 x 0.8 m	11.3 x 2.7 ft
Lightwell	7.0 x 2.3 m	22.8 x 7.5 ft

TOTAL AREA
131.9 M² / 1,419.2 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.



GARDENS AT CHELSEA BARRACKS



LIFE IN ABUNDANCE AT CHELSEA BARRACKS

Directly accessible from Nine Mulberry Square, The Garrison Club is an exceptional wellness and lifestyle destination. Managed by AMP (Athletic Medical Performance) and offering an integrated approach to fitness and medical services, it spans 32,749 sq ft and includes a multi-use sports hall capable of accommodating a Championship tennis court and other group sports, a 25m swimming pool, state-of-the-art gymnasium, club lounge, business suite with private offices, and a children's playroom.

In a category of its own, The Garrison Club transforms aspiration into reality, providing an unrivalled breadth of facilities for residents of Chelsea Barracks. Complementing the 18,460 sq ft of amenities at Whistler Square, it places wellness, performance and wellbeing at the heart of daily life, creating richer experiences both at home and within the wider Chelsea Barracks community.



THE GARRISON CLUB

GAME. SET. MATCHLESS.

OVER 50,000 SF FT OF AMENITY SPACE COMPRISES

SPORTS HALL

25M SWIMMING POOL & WET AREAS

STATE-OF-THE-ART GYMNASIUM

SPA TREATMENT & CONSULTATION ROOMS

CLUB LOUNGE

BUSINESS SUITE INCLUDING 8 PRIVATE OFFICES

CINEMA

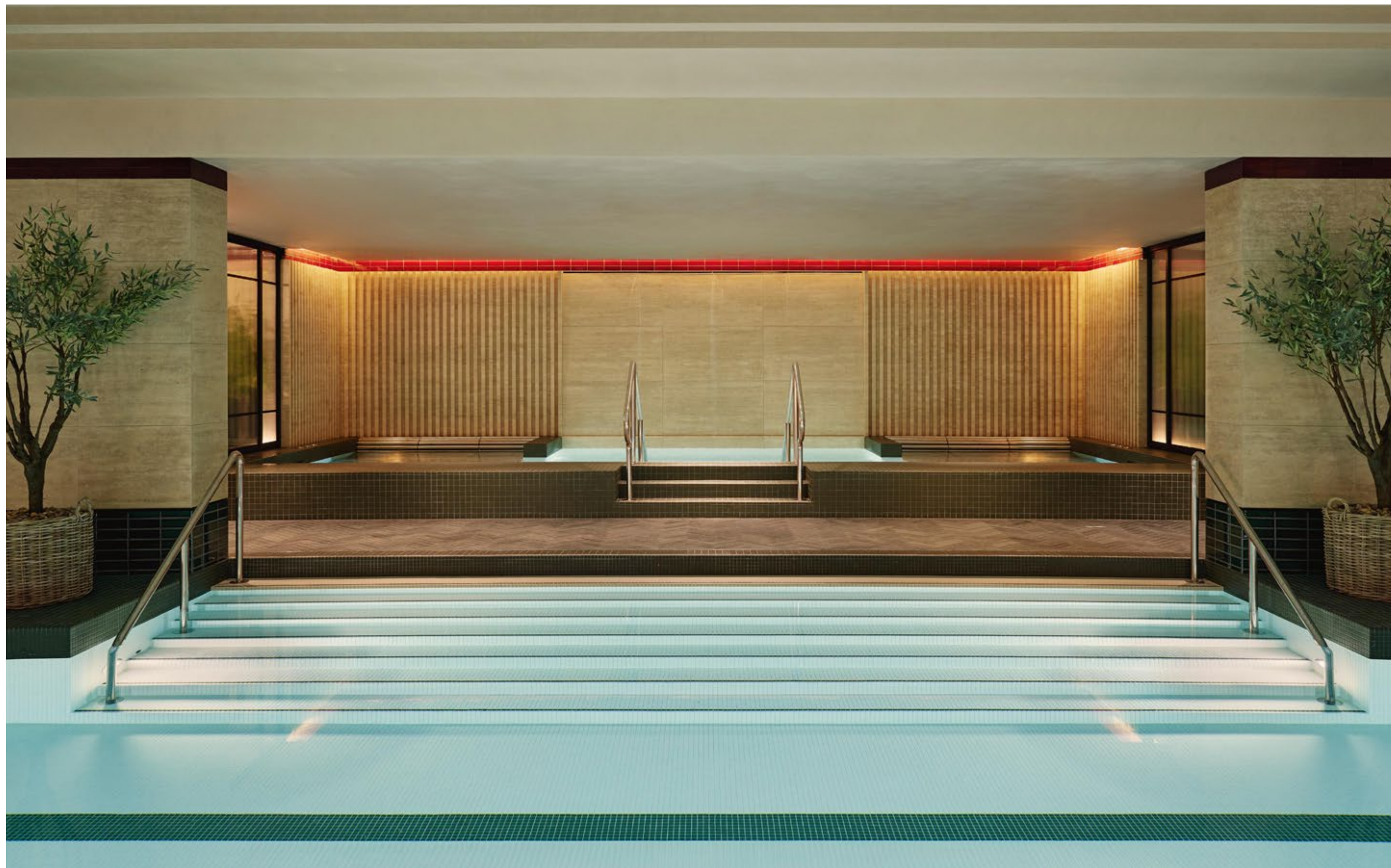
BILLIARD ROOM

CHILDREN'S PLAY ROOM

MANAGED BY AMP ATHLETIC



















SPECIFICATION

EXTERNAL FINISHES

External Walls

Clad with natural, light-coloured Portuguese limestone and cream-coloured render

Windows

Fixed and operable glass panels

External Doors

Sliding doors open onto Juliet and cantilevering balconies

Balconies

Light-coloured Portuguese limestone and bronze-coloured balustrades with low-level lighting

Juliet Balconies

Glass balustrades with bronze-coloured railings

ENTRANCE AREAS

Entrance Areas

Intimate and welcoming entrance lobby incorporating 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 central, private courtyard and connection to the lift lobbies allowing access to all floors, including the Garrison Club.

Lift Lobbies and Lift Cars

Lift lobbies are fitted with premium finishes including:

- Floors comprising inlaid carpet set within a natural stone border and metal trim
- Walls covered with fabric panels, painted timber wainscoting and stone skirting
- Painted plasterboard ceiling

One passenger lift and one passenger/goods lift per core featuring:

- Walls with stone and leather panelling with bronze-coloured metal detailing
- Natural stone flooring with bronze metal strips
- Ceiling with curved perimeter coffer detail and integrated LED lighting

APARTMENT FINISHES

Flooring

Under-floor heating system with acoustic and thermal insulation

Apartment entrance lobbies have a patterned stone floor and skirting comprising three different stone types with complementary colours

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

- Living and dining rooms
- Kitchens
- Master bedrooms

The enclosed kitchens in the larger apartments have natural stone floors

Premium light-coloured carpets to secondary bedrooms

Master bathrooms finished with premium Italian marble stone floors and walls to datum

Natural stone floors and walls to datum in all other bathrooms and 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 from Joseph Giles

Bathrooms

High-quality sanitaryware complemented by a modern range of bespoke bathroom brassware from 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 bathtub in master bathrooms of some larger apartments

Heated towel rails and floors

Kitchens

High-quality timber veneer cupboards

Natural stone worktops and splashback with stone island units in the larger apartments

Appliances

1 & 2 Bedroom Apartments

Sub-Zero & Wolf or similar:

- Integrated fridge freezer
- Convection oven
- 4 ring gas hob
- Combi-Microwave oven
- Integrated dishwasher
- Wine cooler*

Laundry cupboard equipped with appliances by Gaggenau, or similar, including separate washer/dryer

Joinery

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

*Available in 2 Bedroom Apartments only

SPECIFICATION

BUILDING SERVICES

Comfort Conditioning

Heating and cooling throughout

Heating via a wet zoned under-floor system. Electric in bathrooms and WCs

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

Zoned temperature control system

Ventilation

Openable windows

Fresh air ventilation to rooms via an energy efficient heat recovery system

Exhaust ventilation to bathrooms, WCs 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 cabling to allow the purchaser to install ceiling mounted speakers for music to be played from multiple formats and sources, including radio, internet streaming, MP3 player and computer

Category 6 data cabling and television/satellite distribution within the main rooms

High speed internet infrastructure offering speeds up to 1Gbs from multiple providers through fibre to the premise technology (FTTP)

Smoke and Heat Detection

Heat detectors located in each 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

RESIDENTS’ AMENITIES

Spa Amenities

The spa and gym facilities for the exclusive use of residents and guests are located on the lower ground levels 2 & 3. The facilities include:

- Lobby and reception area
- Sports hall for tennis, basketball and other sports
- Gym
- 25m swimming pool
- Hydro pool
- Fitness studio
- Spa treatment & consultation room
- Experience shower rooms
- Sauna and steam rooms
- Club lounge
- TV lounge
- Male and female changing rooms

Building Amenities

- Business suite including eight individual rooms of varying sizes
- Children’s play room
- Prep kitchen
- 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 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.



WELCOME HOME

