

ONE FIVE FIELDS SQUARE

THE PENTHOUSE

by BRYAN O'SULLIVAN



ARRANGEMENT

FORMAL LIVING/DINING

FIVE BEDROOMS

LIBRARY

LOWER TERRACE

FAMILY KITCHEN/DINING

7TH FLOOR LIFT LOBBY

FAMILY LIVING

UPPER TERRACE

INTERNAL AREA

642.1m² / 6,911.1ft²

EXTERNAL AREA

282m² / 3,035ft²



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Formal Living/Dining



Formal Living/Dining



ONE FIVE FIELDS SQUARE

Dining



THE PENTHOUSE



Library



Family Kitchen/Dining



ONE FIVE FIELDS SQUARE

Family Kitchen/Dining



THE PENTHOUSE



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Principal Bedroom





Principal Bathroom



Principal Bathroom



Principal Dressing Room



Secondary Bedroom



Secondary Bedroom



Secondary Bedroom



Secondary Bedroom





Terrace



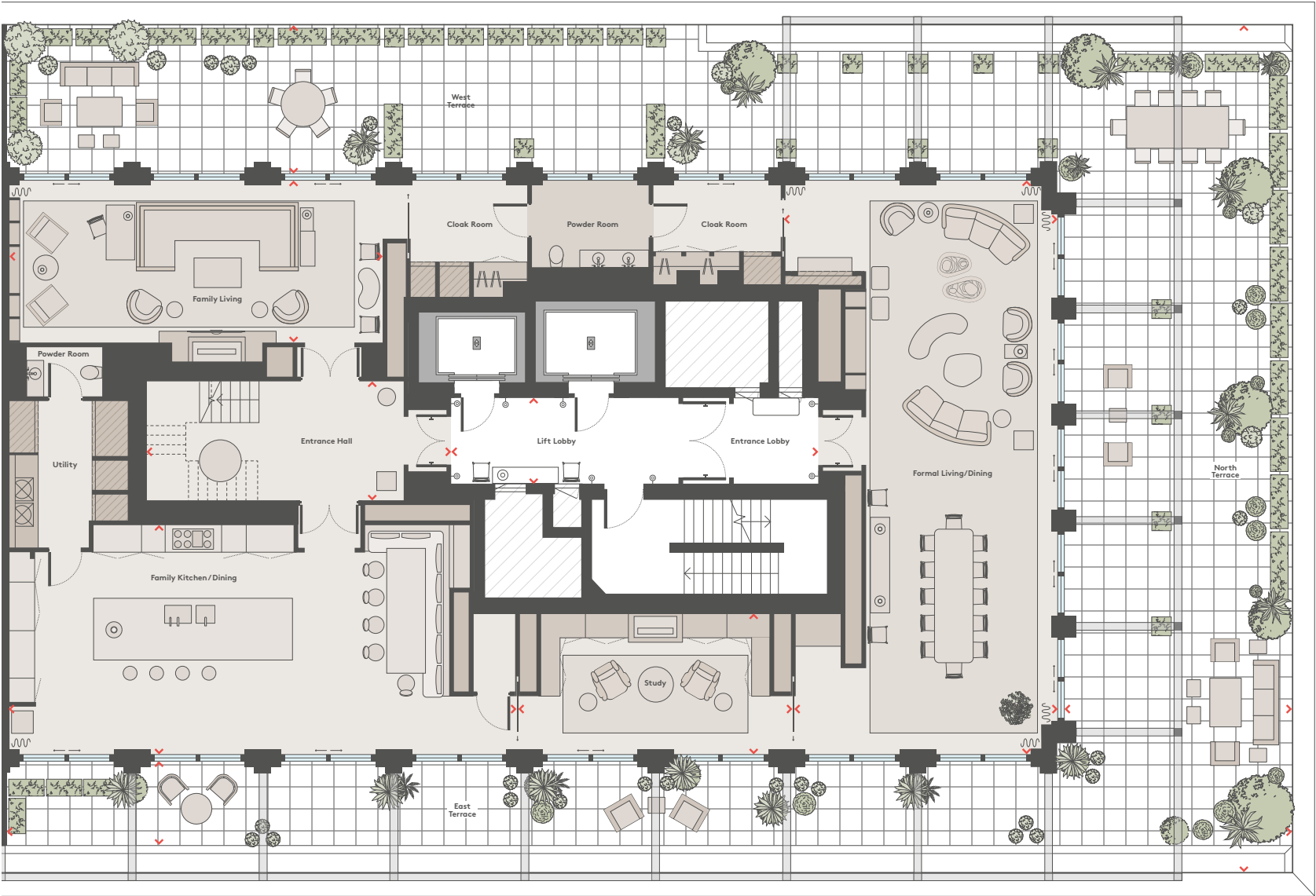


Upper Bedroom Terrace

SPECIFICATIONS & FLOORPLANS

THE PENTHOUSE | RESIDENCE 29

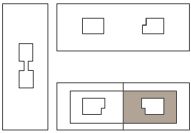
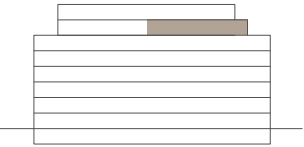
SIXTH FLOOR



Dimensions

Entrance Hall	7.7 x 3.1 m	25.2 x 10.2 ft
Lift Lobby	9.7 x 2.3 m	31.9 x 7.5 ft
Family Kitchen/Dining	13.3 x 5.9 m	43.6 x 19.5 ft
Formal Living/Dining	6.9 x 15.0 m	22.7 x 49.2 ft
Family Living	9.8 x 4.2 m	32.0 x 13.8 ft

Library	7.1 x 3.7 m	23.4 x 12.1 ft
West Terrace	33.7 x 3.6 m	110.7 x 11.8 ft
North Terrace	5.7 x 20.8 m	18.5 x 68.2 ft
East Terrace	33.7 x 1.9 m	110.7 x 6.2 ft



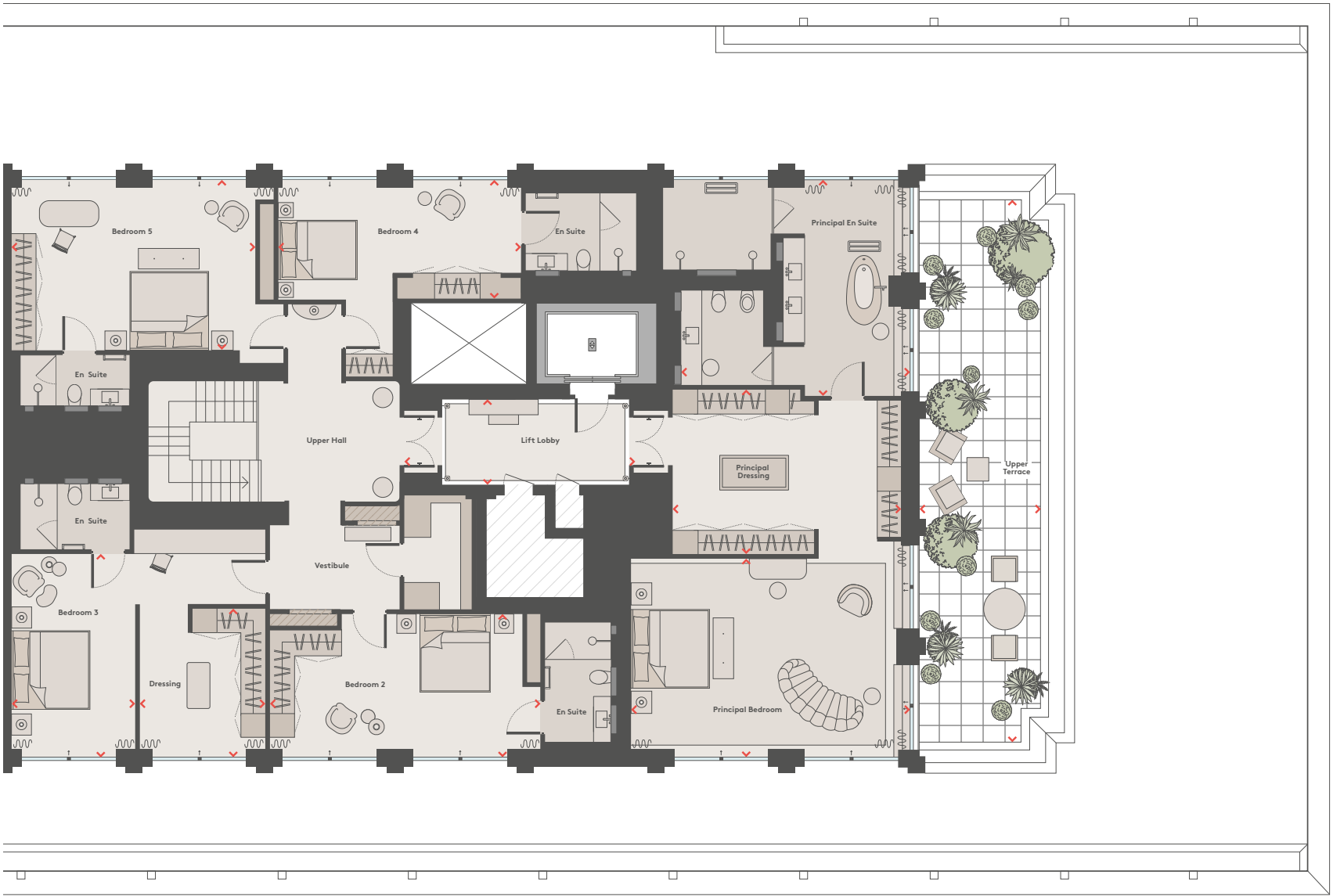
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THE PENTHOUSE

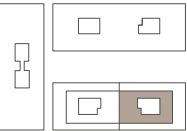
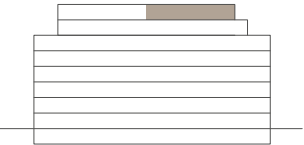
THE PENTHOUSE | RESIDENCE 29

SEVENTH FLOOR



Dimensions

7th floor lift lobby	5.9 x 2.3 m	19.3 x 7.5 ft	Bedroom 2	7.1 x 3.6 m	23.3 x 12.0 ft
Upper Hall	6.5 x 3.1 m	21.4 x 10.2 ft	Bedroom 3	3.2 x 5.2 m	10.6 x 17.2 ft
Principal Bedroom	7.3 x 5.1 m	24.0 x 16.7 ft	Bedroom 4	6.4 x 3.0 m	20.9 x 9.9 ft
Principal En Suite	6.0 x 5.5 m	19.7 x 18.2 ft	Bedroom 5	6.4 x 4.4 m	21.0 x 14.4 ft
Principal Dressing	6.1 x 4.3 m	19.9 x 14.1 ft	Upper Terrace	3.4 x 14.6 m	11.1 x 48.0 ft



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SPECIFICATION

EXTERNAL FINISHES

External Walls

Natural, light-coloured Portuguese limestone and brown brick in the primary façades with cream-coloured render in the west facade. At penthouse level, the façades are set back from the main façade below and clad in dark bronze, anodised aluminium cladding

Windows

Fixed and operable glass panels

External Doors

Sliding doors open onto roof terraces

Roof Terraces

Natural stone pavers with dark bronze metal balustrades. Dark bronze pergola structure with mature wisteria planting

ENTRANCE AREAS

Main Entrance

Intimate and welcoming entrance lobby incorporating light-coloured timber panelled walls and illuminated ceiling coffers

Bespoke stone floor with decorative, spiral pattern

Reception desk, comfortable seating areas and marble feature fireplace

Access to the lift lobbies providing vertical circulation to all floors, including The Garrison Club and car park

Lift Cars

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

- Walls clad with leather panelling and stone skirting
- Natural stone flooring with inlaid bronze strips
- Ceiling with perimeter coffer detail and integrated LED lighting

Lift Lobbies

Lift lobbies are fitted with premium finishes including:

- Patterned stone floor comprising two different stone types
- Timber wall panels and stone skirting
- Painted plasterboard ceiling

PENTHOUSE FINISHES

Flooring

Under-floor heating system with acoustic and thermal insulation

Apartment entrance lobbies have a patterned stone floor and skirting comprising two different stone type

High-quality hardwood floors laid in a bespoke diamond-shaped pattern feature in living and dining rooms

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

- Principal bedroom
- Study/Family Room
- Snug

Natural stone floor in kitchen

Premium, light-coloured carpets to secondary bedrooms

Principal bathrooms finished with Italian marble stone floors and walls

Natural stone floors and walls to datum in all other bathrooms and powder rooms

Ceilings

Painted, suspended plasterboard ceilings throughout, incorporating 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 bath and shower with large glass screens, where applicable

Vanity units with timber veneer and natural stone countertops

Free-standing bathtub in principal bathroom

Heated towel rails and floors

Kitchens

High-quality timber veneer cupboards

Natural stone worktops and splashback with stone island unit

Appliances

Sub-Zero & Wolf:

- Full-height integrated refrigerator
- Full-height integrated freezer
- 6 burner range cooker with double oven in Residence 29
- 4 burner range cooker with double oven in Residence 30
- Transitional combination convection steam oven
- Microwave oven
- Plate warming drawer (6-8 plates)
- Integrated dishwasher
- Wine cooler

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

Joinery

Bespoke and crafted, using high-quality hardwood/veneer

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 coil 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

Wall-mounted 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 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.



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

Once the domain of grand hotels and discreet concierges, the art of exceptional service has evolved and at Chelsea Barracks it finds its modern expression in The Garrison Club. Much like a private members' club, it offers residents a world of seamless service where every request is met with precision, discretion and care.

Today, luxury at The Garrison Club extends far beyond convenience; it is defined by vitality, longevity and well-being. Its partnership with AMP Athletic brings residents access to elite health professionals, bespoke fitness programmes and over 30 complimentary weekly classes from high-intensity training to restorative Pilates and meditation. The state-of-the-art gym in Grenadier Gardens and its innovative recovery suite, complete with a 25-metre pool, hydrotherapy and cold plunge therapy, make wellness both a science and an art.

Beneath Grenadier Gardens lies Centre Court, a multi-use sporting space that transforms effortlessly from tennis to pickleball to basketball. Illuminated by LED floor markings and finished in calming green tones, it's as suited to competition as it is to leisurely play, perfectly reflecting the elegance and energy of Chelsea Barracks life.





CHELSEA BARRACKS

THE GARRISON CLUB



CHELSEA BARRACKS



THE GARRISON CLUB



Beyond wellness, The Garrison Club is designed for every facet of refined living. Residents can host private dinners in the club's elegant function rooms, work or meet in the polished boardrooms, and enjoy screenings in the private cinema. The billiards room and games lounge offer moments of timeless relaxation, while the dedicated children's playroom ensures even the youngest residents are thoughtfully considered.

Here, luxury and wellness are no longer separate pursuits but one seamless experience. At Chelsea Barracks, The Garrison Club redefines what it means to live well, where health, service and sophistication exist in perfect harmony.



CHELSEA BARRACKS

BELGRAVIA