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London Townhouse at Mega-Project Backed by Qatar to List for \$78 Million

The Belgravia project on a former military site is known as Chelsea Barracks

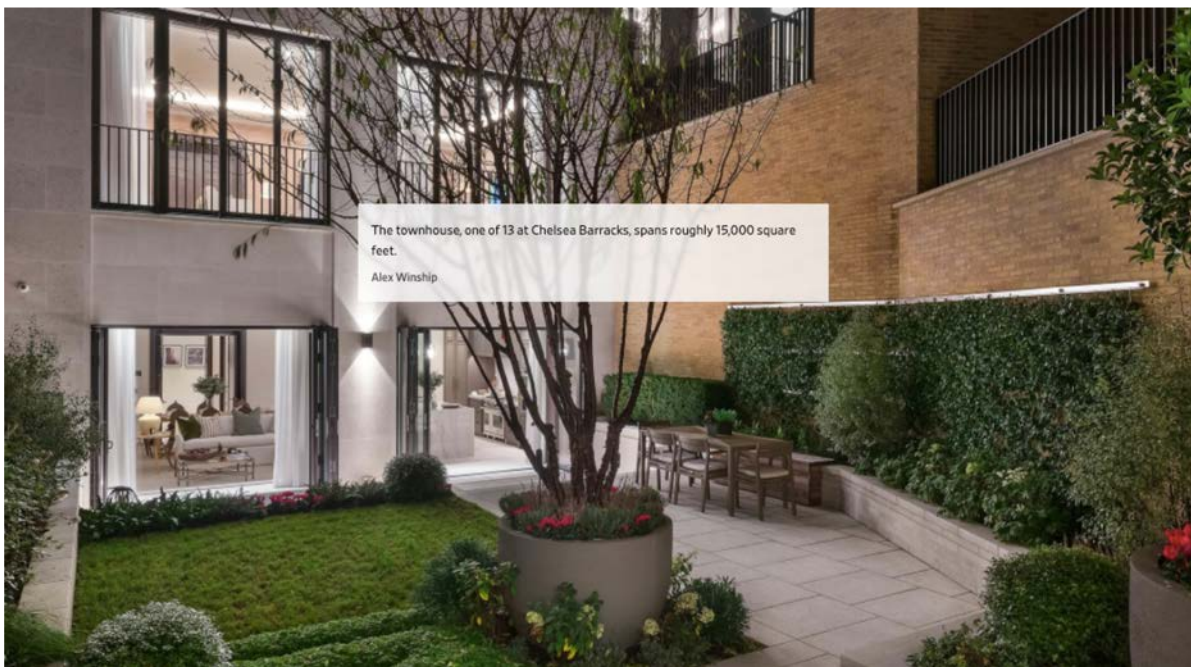
By [Katherine Clarke](#) [Follow](#)

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One of the priciest residences in a London real-estate project backed by Qatar's sovereign-wealth fund is coming on the market for about \$78 million, according to a representative for the developer.

The newly completed townhouse is at Chelsea Barracks, a roughly 13-acre development on the edge of London's Belgravia neighborhood. The project is spearheaded by Qatari Diar, a subsidiary of QIA, the massive wealth fund that also owns Harrods department store.

The seven-bedroom, roughly 15,000-square-foot house has a light-colored limestone facade with ornate, bronze-colored detailing on the windows and balconies, according to marketing materials. The limestone-and-marble entrance hall has a classical staircase with handcrafted steel balusters, bronze details and wooden handrails.

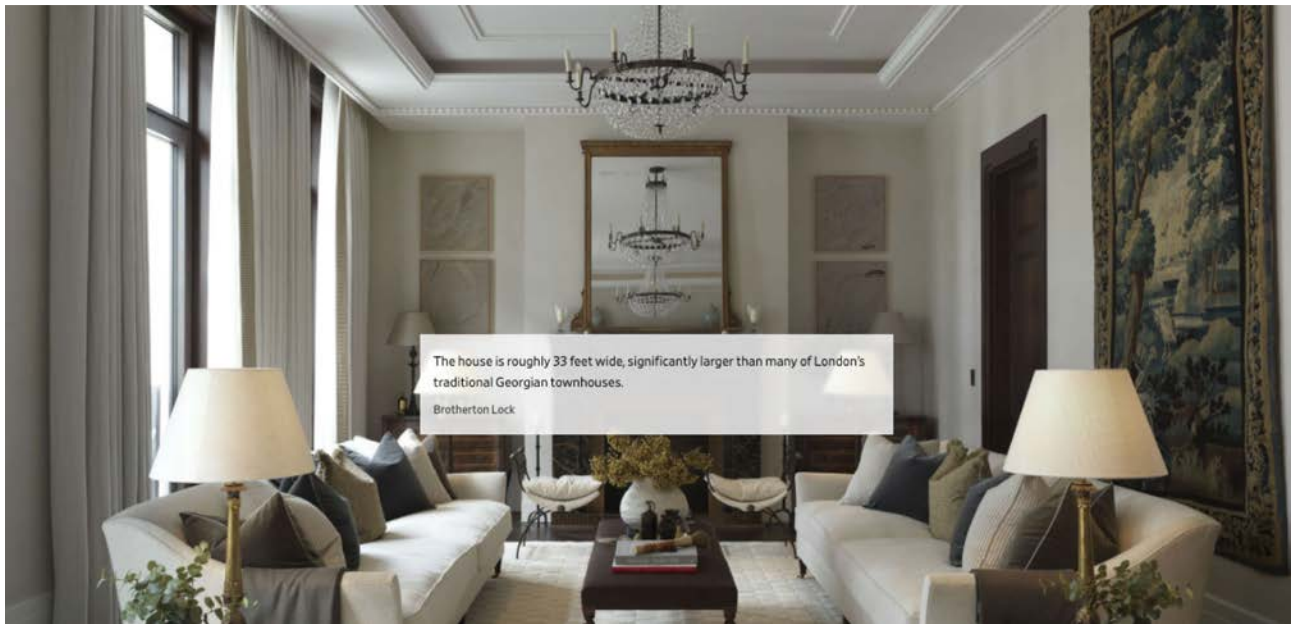


The townhouse, one of 13 at Chelsea Barracks, spans roughly 15,000 square feet.

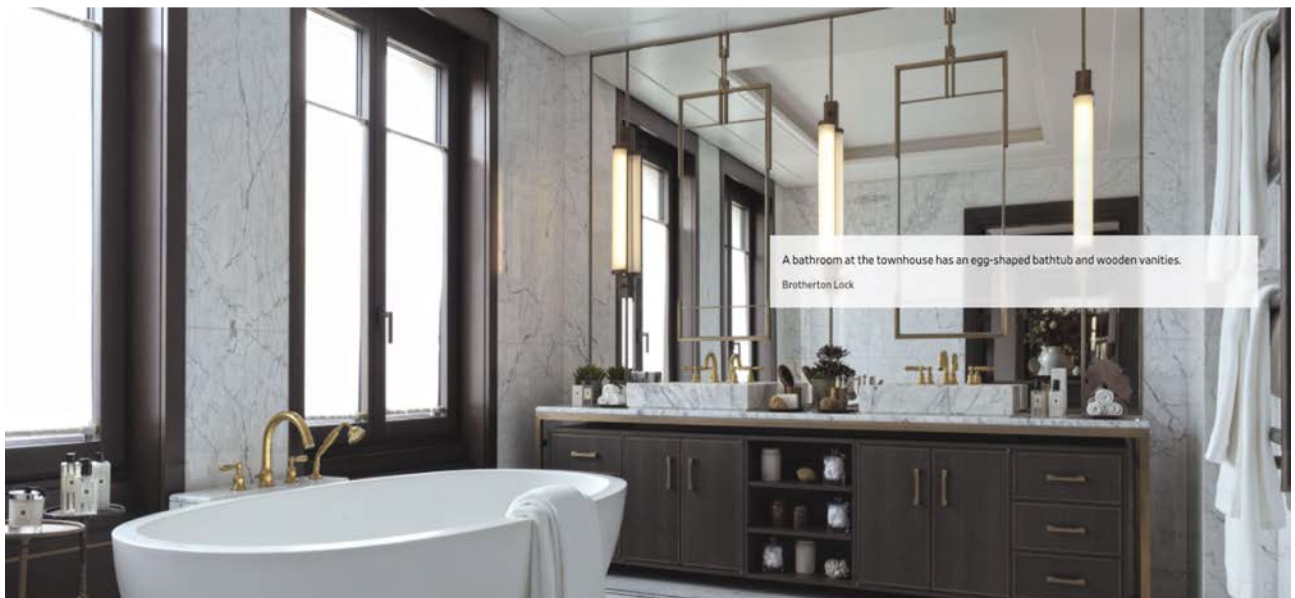
Alex Winship



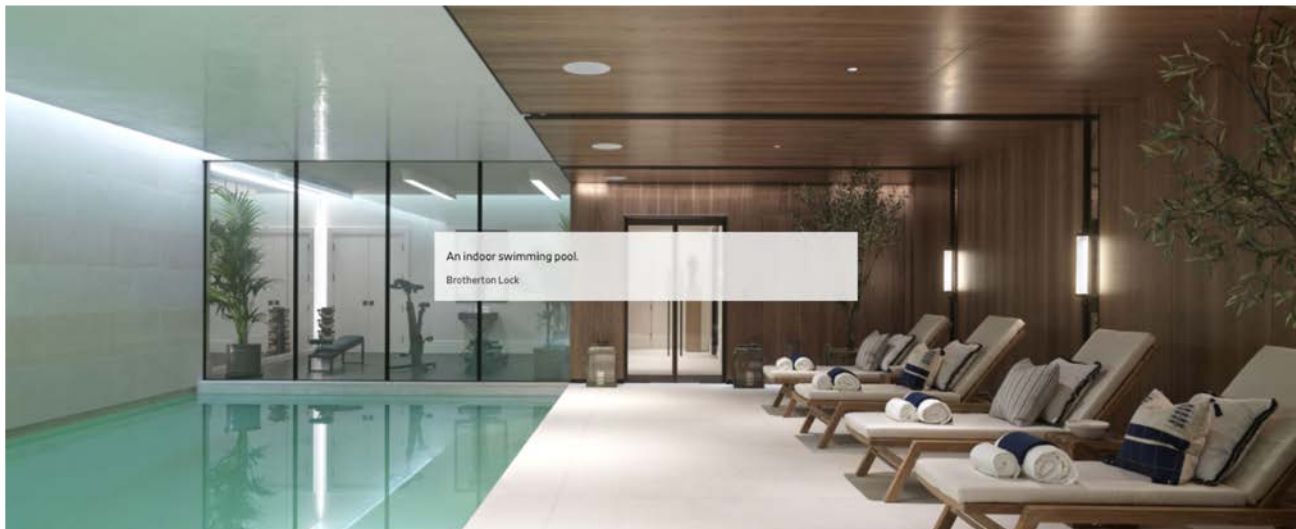
The townhouse comes furnished and move-in ready.
Alex Winship



The house is roughly 33 feet wide, significantly larger than many of London's traditional Georgian townhouses.
Brotherton Lock



A bathroom at the townhouse has an egg-shaped bathtub and wooden vanities.
Brotherton Lock



The house is packed with amenities, including a spa with a sauna, a steam room, a gym, and a roughly 40-foot swimming pool with porcelain tiling. The house also has a movie theater, private garage, wine room and roof terrace. There is also a separate one-bedroom guesthouse.

Richard Oakes, the chief sales and marketing officer for Qatari Diar, said the house is notable for its width of roughly 33 feet. Traditional London Georgian townhouses generally come in at around 23 feet wide, he said. It is also a freehold property, meaning the owner would be purchasing the land underneath the property rather than entering into a long-term lease. Most of the surrounding properties in Belgravia are still owned by a family property company, the Duke of Westminster's Grosvenor Group, meaning that residents pay annual rent for the land beneath their homes.

Chelsea Barracks will ultimately include about 13 townhouses and 390 apartments across a string of low-rise apartment buildings punctuated by landscaped garden squares, Mr. Oakes said. The project is the result of a more than decadelong effort to redevelop a former military facility in the heart of England's capital city.

Qatari Diar purchased the facility in partnership with British developers Christian and Nick Candy in 2008 in what was then Britain's most expensive ever property deal for £959 million, or about \$1.9 billion. The partnership originally tapped architect Lord Richard Rogers to design a modern project characterized by a series of copper, glass and concrete pavilions, but those plans were derailed after Prince Charles wrote to the developers to criticize the plans, calling for something more classic and in keeping with the surrounding area. The developers acquiesced and came up with new plans, which were approved in 2011, *The Wall Street Journal* reported. Since then, the Prince's Foundation, a charity led by Prince Charles, has leased the Garrison Chapel, a landmarked chapel completed in 1859 and incorporated into the Chelsea Barracks project, to showcase its work. It recently used the space as a gallery to display the royal's watercolors.



The project has been released in phases. The first batch of 67 apartments came on the market in 2013, just as the London property market was starting to dip. They are now more than 90% sold, according to Mr. Oakes. Another batch of 97 apartments is slated to come on the market in the spring of next year. Of the 13 townhomes, three have already sold off-market, Mr. Oakes said. The houses come with access to a private club at the Barracks known as the Garrison Club, which includes business suites and lounges as well as a pool, spa, movie theater and billiards room.

Buyers at the project include Christian Candy, who is no longer involved in the project. Mr. Candy bought about \$90 million worth of apartments at the project nonetheless, Mr. Oakes confirmed. Mr. Candy didn't respond to requests for comment.

Mr. Oakes said the market in London has picked up significantly over the past year, following Covid-19 related lockdowns in 2020. "We were all thinking the world was coming to an end in early 2020. But there's been a lot of interest in real estate in London again," he said.

A recent report by LonRes, a real-estate data company, found that U.K. buyers paid a record \$15.9 billion for luxury homes in 2021, the highest spend of any year since 2000.