

Inside a \$52 Million Chelsea Barracks Townhouse That Has Its Own Spa

The six-story home has the biggest private wellness space in SW1, including a 37-foot pool.



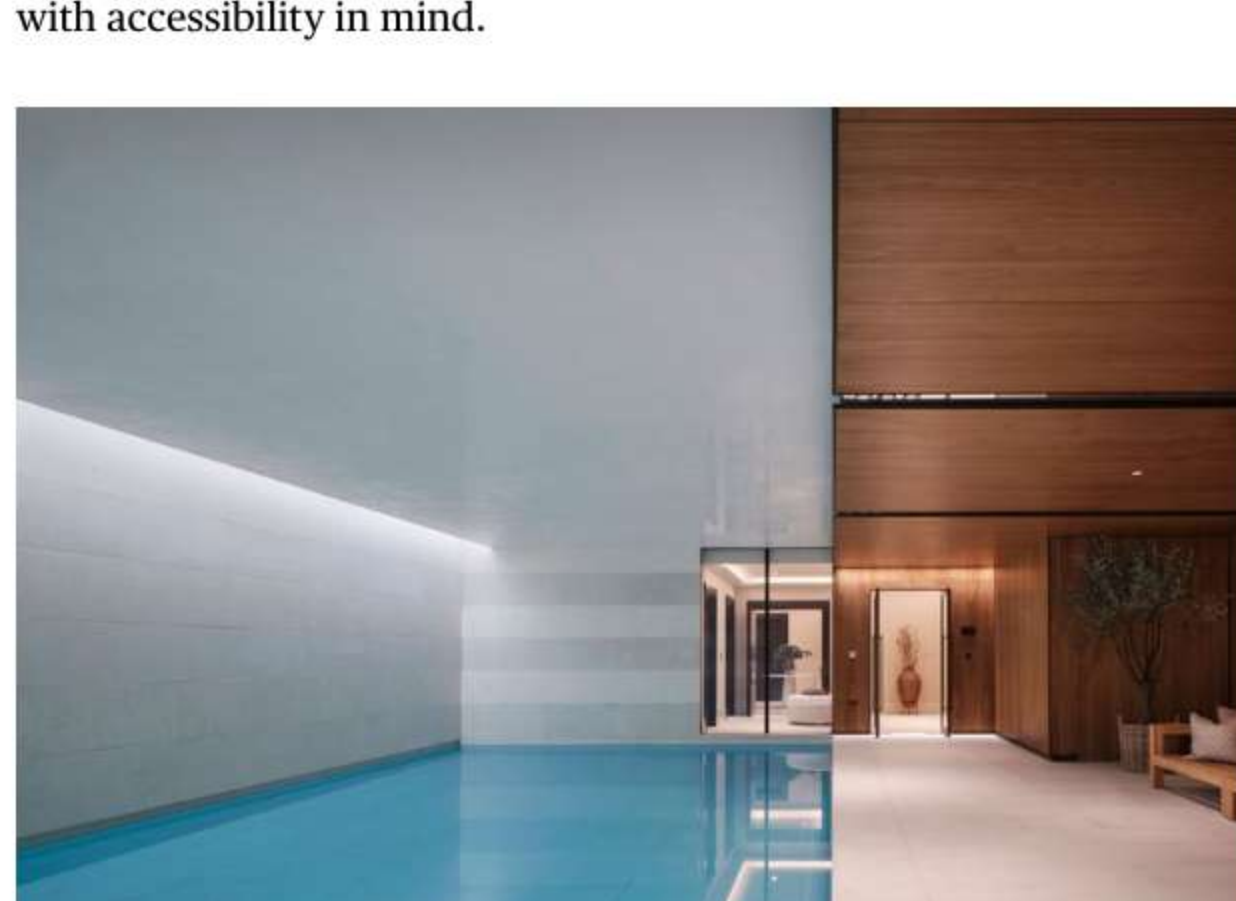
One of the living spaces in 2 Mulberry Square. Photographer: Will Pryce

By Sarah Rappaport
17 May 2023 at 14:08 BST

A corner townhouse in London has just listed for £42 million (\$52 million) in Chelsea Barracks, the neighborhood that had a former life as a military housing complex for the British Army and is now turning into some of the most exclusive real estate in the city. The townhouse at 2 Mulberry Square is comprised of 11,494 square feet arranged over six floors with a classical stone staircase and an elevator.

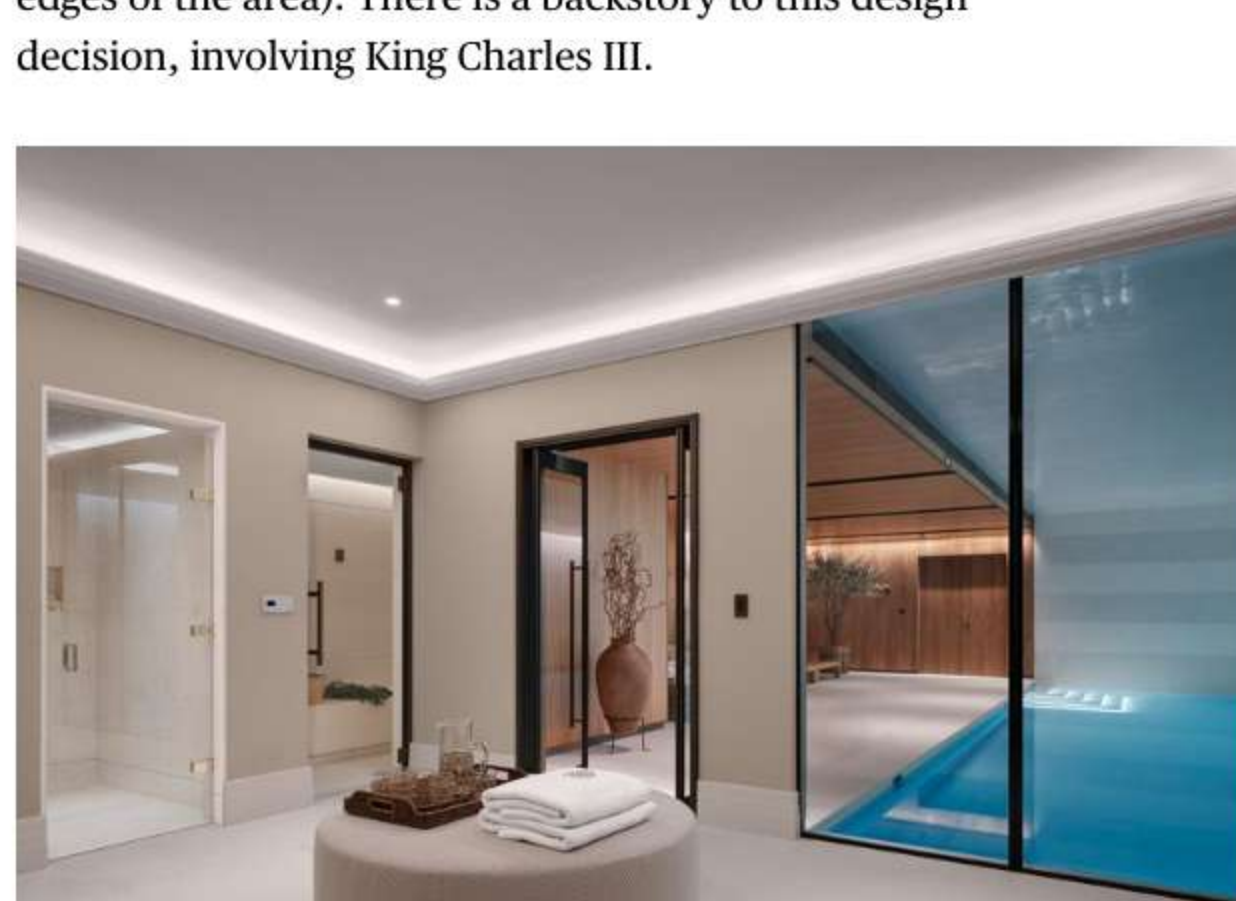
It's not the most expensive in the development—that title goes to a £60 million townhouse around the corner on Whistler Square—but what it does have is the biggest private wellness space in the posh SW1 postcode, according to property firm Knight Frank. It includes a sauna, steam room, large home gym, two changing rooms and a 11.3 meter-long (37 foot) pool with loungers and olive trees. This makes it bigger than pools at some London hotels; the one at luxury hotel Claridges's highly-rated spa is eight meters long.

The house was designed for a family, with entertainment spaces and amenities that allow “separated zones” to enjoy it together or apart, and includes an elevator that could make it a forever home with accessibility in mind.



The 11.3 meter long private pool. Photographer: Will Pryce

It is new construction, but is meant to evoke the famous white-stucco'd Georgian terraces that line the streets and squares of Belgravia (geographically the development sits at the southern edges of the area). There is a backstory to this design decision, involving King Charles III.



The sauna and steam room has a view of the pool. Photographer: Will Pryce

When the real estate investment company Qatari Diar bought Chelsea Barracks for £959 million in 2007, then-Prince Charles was opposed to the initial high-rise plans. In 2010, he wrote a controversial letter to the Qatari government condemning “brutalist developments,” saying the Chelsea Barracks site was of “great importance” to central London.

The original plans were scrapped. Now, walking around the Chelsea Barracks development, all that can be seen are sparkling white Portland-stone terraced homes and apartment buildings that fit the 1820s vibe of the neighborhood, along with extensive garden space. The army chapel from the 1800s barracks remains; it now plays host to an exhibition from one of the King's charities, The Prince's Foundation, with a bust of the newly coronated King inside.



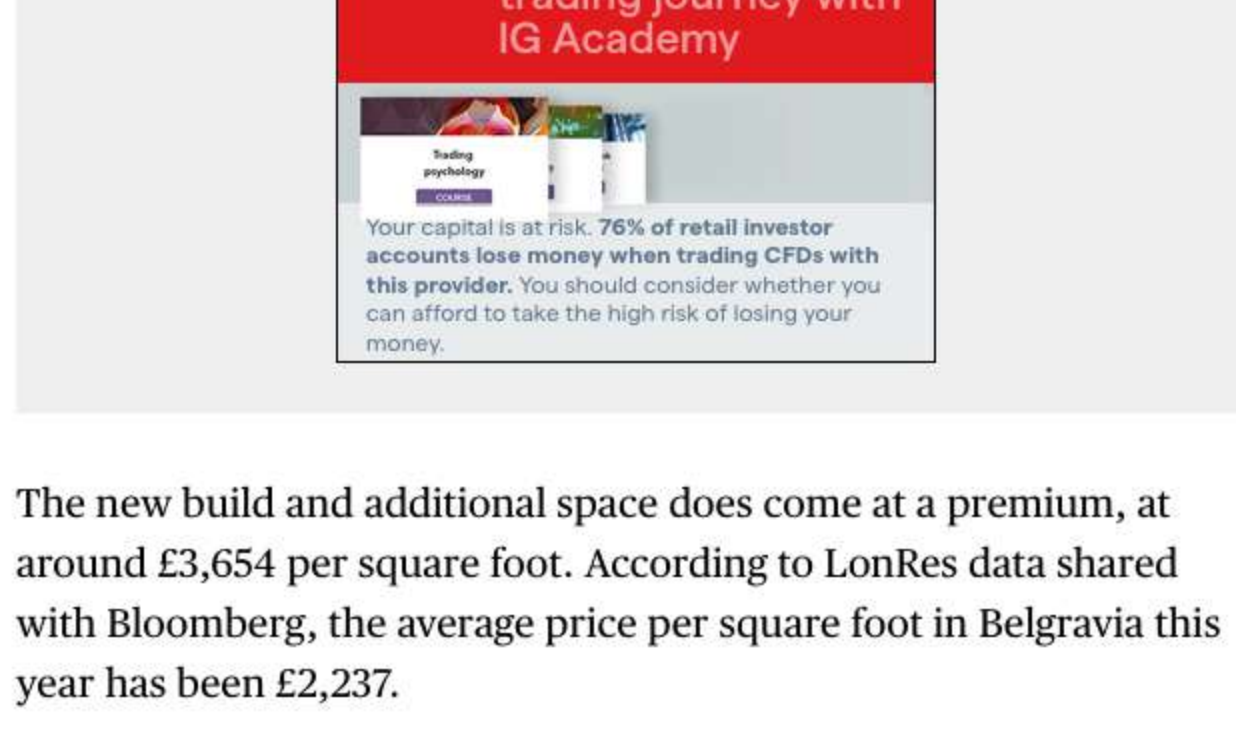
The corner townhouse, meant to fit in with the surrounding neighborhood. Photographer: Will Pryce

“Chelsea Barracks has sensitively adapted the Georgian townhouse for a contemporary age; each townhouse spans between eight and ten meters in width, rather than the customary six to eight of existing Belgravia townhouses,” says Richard Oakes, chief sales and marketing officer at Qatari Diar.



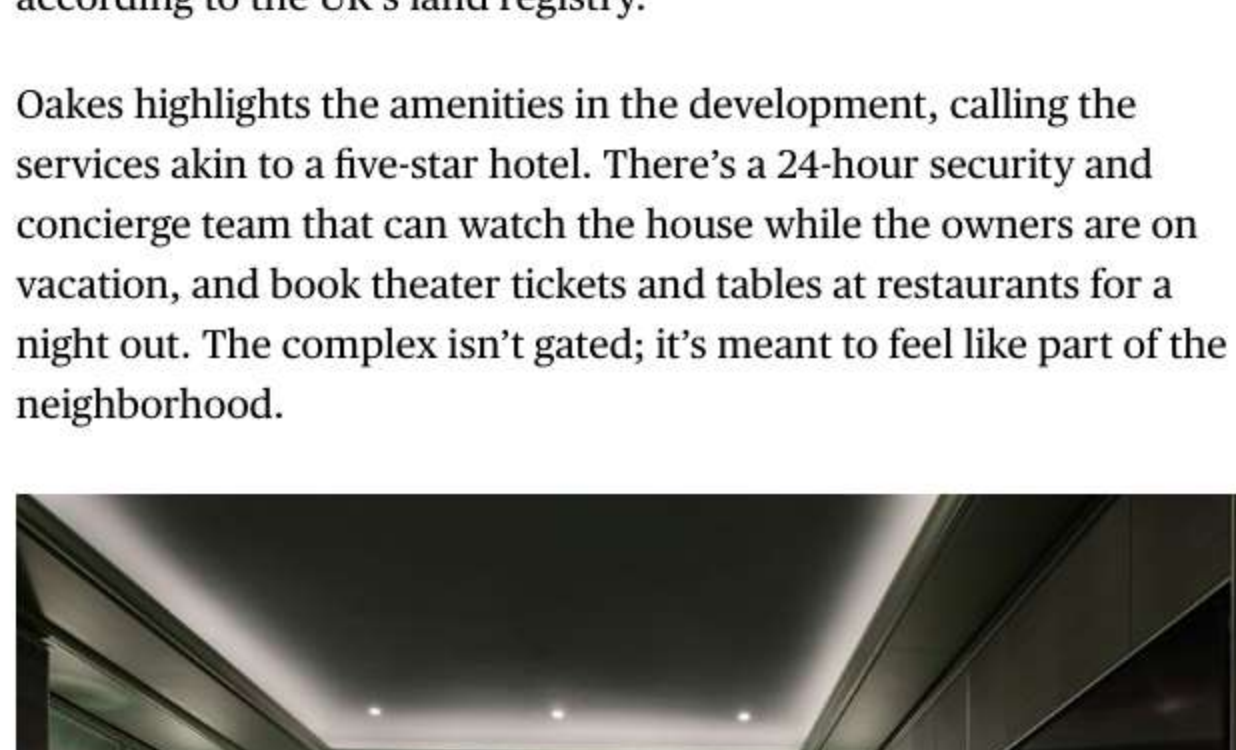
The home cinema in the second lower ground floor, decorated with Art Deco posters. Photographer: Will Pryce

The Mulberry Square home's interior design, by London-based studio Albion Nord, is meant to reflect the history and heritage of the famous location—buyers can purchase it furnished.



An outdoor dining space connects to the kitchen on the lower ground floor. Photographer: Will Pryce

The studio chose contemporary British abstract artwork to decorate the house, alongside antique pieces. They worked with local galleries like Cadogan in South Kensington and Pullman Editions on nearby Pimlico Road.



The formal dining room. Photographer: Will Pryce

The chairs in the dark-red dining room are made by Soane Britain, whose shop is a 5-minute walk on Pimlico Road. The dark green cinema room in the subterranean floor has classic travel posters, highlighting some of the best of British design in the famous neighborhood.

“For 150 years, this was home to regiments from the royal guards, and host to royalty,” says Oakes. “We've adapted the architectural principles of the Georgian era for the modern age.”



One of the living spaces in 2 Mulberry Square. Photographer: Will Pryce

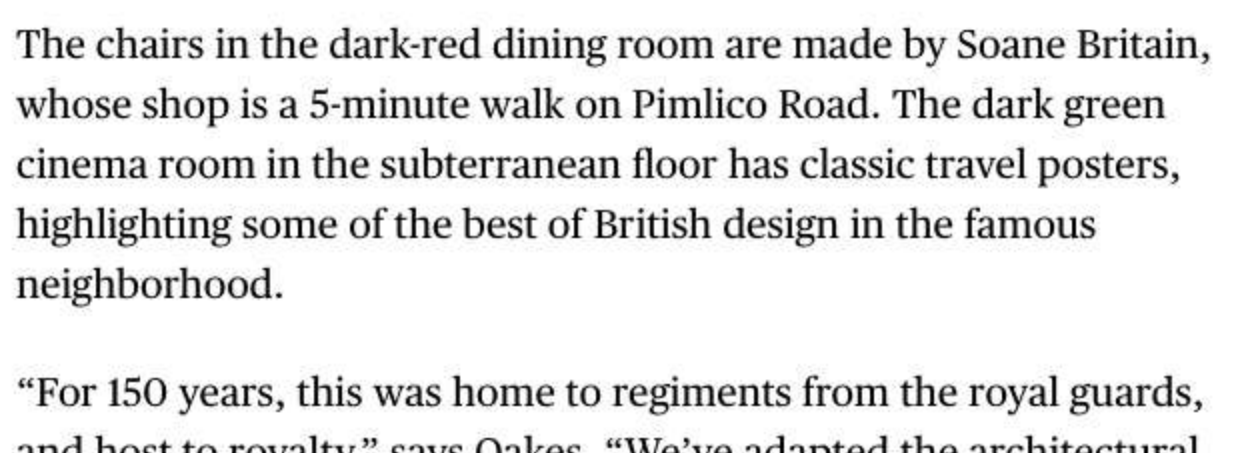
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S&P 500	4,116.14 ▲	+0.15%	
Nasdaq	12,348.80 ▲	+0.05%	
S&P/TSX COM...	20,202.34 ▼	-0.20%	
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