

# Robb Report

SHELTER / HOMES FOR SALE

JUNE 21, 2024

## First Look: Inside a London Development With the City's Largest Indoor Tennis Court

The Chelsea Barracks gains a posh new residential building at 9 Mulberry Square with one-bedroom units starting at \$4.5 million.

By DEMETRIUS SIMMS 



Courtesy of Chelsea Barracks

The historic 13-acre site that housed the British Royal Army for 150 years, known then and today as the Chelsea Barracks, emerged anew in 2013 following 15 years of re-development. Made over into luxury apartments and townhouses, the sprawling residential complex added a bespoke [Edoardo Mapelli Mozzi-designed abode](#) to the market last year for \$53.2 million. And now, *Robb Report* has received a first look inside 9 Mulberry Square, its newest structure that makes splendor a key cornerstone.

Set in Belgravia, [the new residences](#) by Eric Parry Architects are the first in a trio of buildings planned for Chelsea Barracks' next phase. It includes 48 homes that range from one-bedroom units to five-bedroom penthouses, with 50 percent of them already in contract. There's no word on how much the most expensive apartments will cost, but we do know that one-bedroom units start at \$4.5 million. Naturally, there's more to expect at the Central [London](#) property, which has a sprawling club that houses amenities like an 82-foot swimming pool.



The Garrison Club's massive indoor tennis court. *COURTESY OF CHELSEA BARRACKS*

Images of the residences at 9 Mulberry Square are not yet available, but pre-existing homes in Chelsea Barracks are said to be representative. Each space is tucked away into lofty set-ups with

wood accents and bespoke stone displays, complimented by eye-catching decor. Of the 48 residences at 9 Mulberry Square, two of them are penthouses.

The posh interiors at 9 Mulberry Square spill over into The Garrison Club at Grenadier Gardens, a new spa and gym facility with a multi-sports hall. Inside the residents-only space, visitors are able to execute backhand smashes on London's largest indoor tennis court, said to be at least 78 feet in length and 36 feet wide. Upper and lower galleries serve as courtside viewing platforms and après-match relaxing.

A further peek inside grants views of a culinary garden designed by Gustafson Porter as well as Garrison Square, which offers access to nearby alfresco dining and exhibition spaces. Chelsea Barracks claims its next phase will allow it to offer a total of 97 new residences across all three structures.



Inside a primary bedroom at Chelsea Barracks. *COURTESY OF CHELSEA BARRACKS*

Treadmill runners get a front-row view of friendly matches on the court too, via the fitness room set behind a floor-to-ceiling glass wall to its rear. Elsewhere, green tarp for stamina training and nearby weight machines keep the adrenaline pumping. Rounds of pickleball, basketball, and football can be played on the massive court as well. But if you're looking to get down to business, check out the business suite with private boardrooms. The Garrison Club even features a whimsical children's playroom for entertaining tiny tots.

"9 Mulberry Square represents the very best of health & wellness for our residents," says Richard Oakes, chief sales and marketing officer, Qatari Diar in a statement. Knight Frank and Savills London are handling sales for all residences at Chelsea Barracks.

Click [here](#) for more images of the property.



Courtesy of Chelsea Barracks



Photo : Courtesy of Chelsea Barracks

The championship-sized indoor tennis court.



Photo : Courtesy of Chelsea Barracks

There is deluxe courtside seating on both the upper and lower levels.



Photo : Courtesy of Chelsea Barracks

The upper-level lounge area.

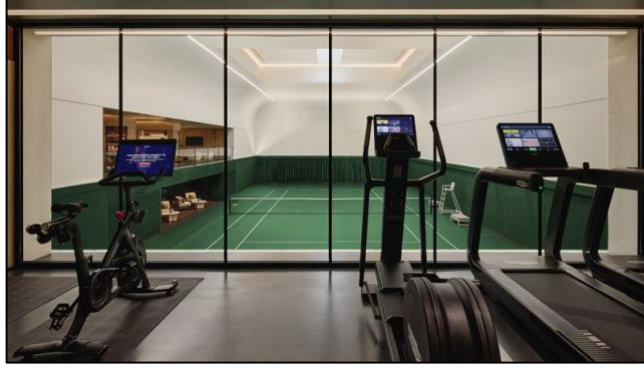


Photo : Courtesy of Chelsea Barracks

A view of the court from inside the fitness room.



Photo : Courtesy of Chelsea Barracks

The gym.

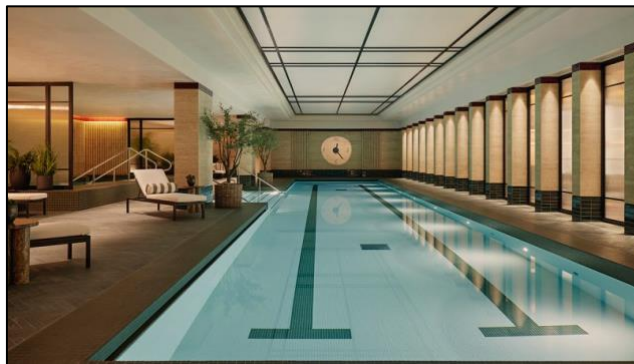


Photo : Courtesy of Chelsea Barracks

The club's 82-foot swimming pool.



Photo : Courtesy of Chelsea Barracks

Inside a cozy lounge space at 9 Mulberry Square.



Photo : Courtesy of Chelsea Barracks

One of the boardrooms accessible to residents.



Photo : Courtesy of Chelsea Barracks

Another communal space for relaxing.



Photo : Courtesy of Chelsea Barracks

The whimsical kid's playroom.



Photo : Courtesy of Chelsea Barracks

Landscaped walkways and plazas connect the various buildings throughout the complex.