

N° 2  
WHISTLER  
SQUARE



CHELSEA BARRACKS

LONDON SW1

The Belgravia Townhouse is quintessentially London: a model of restraint and bold creativity, all at once. The British blend of poise and artistry has been revived and revitalised in London's grandest new residences  
- The Townhouses at Chelsea Barracks.

Heir to the principals and proportions pioneered by Belgravia's famous Georgian terraces on the outside, the inside tell a different story. A modern approach to space, design and luxury caters for the most contemporary of London lifestyles.



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CHAPTER ONE

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AN ADDRESS BEYOND COMPARE

# BELONGING TO BELGRAVIA

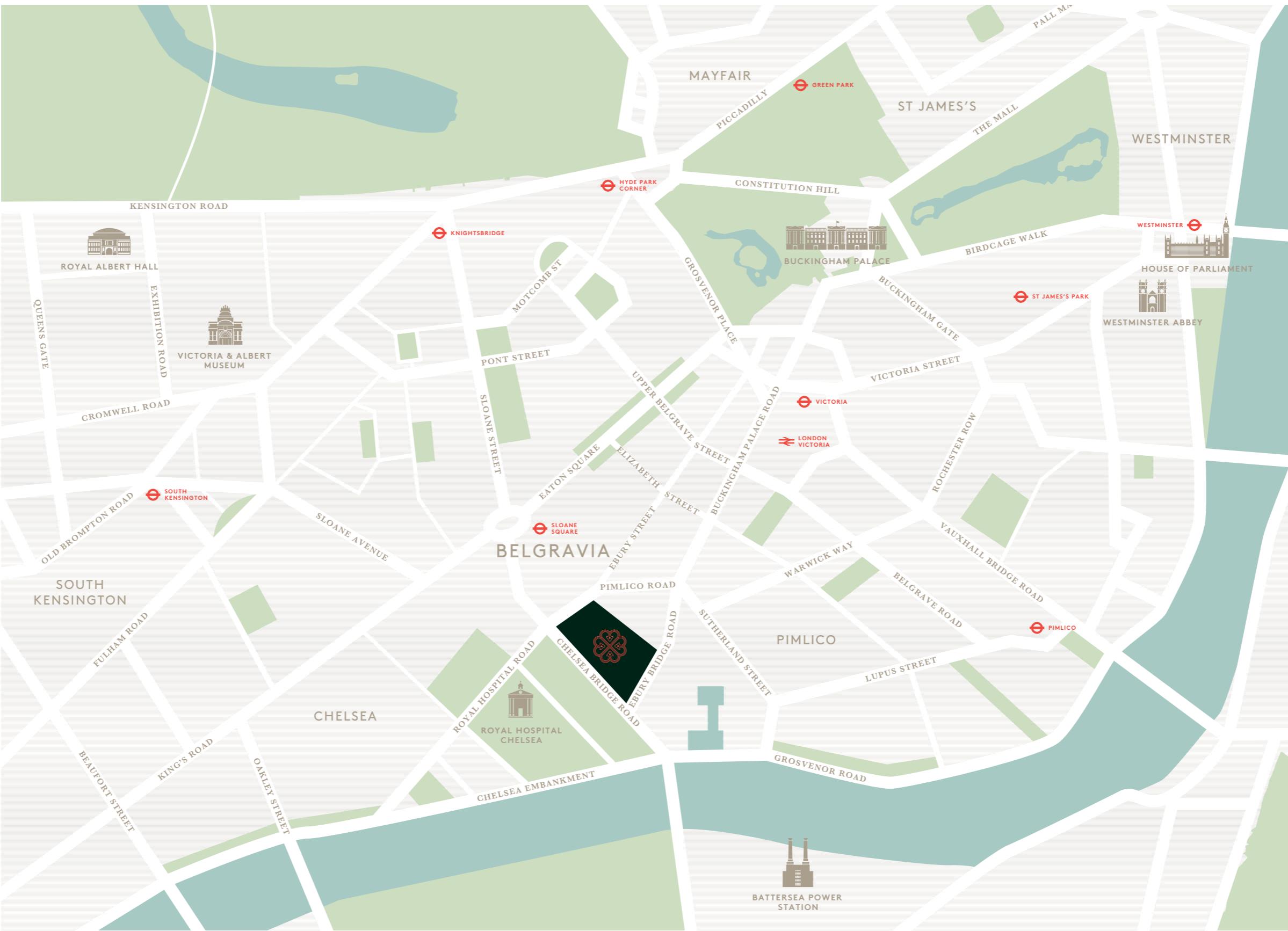
## YOUR NEIGHBOURHOOD

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Chelsea Barracks sits neatly on the southern tip of Belgravia, completing London's most esteemed enclave. Bordering the Royal Borough of Kensington and Chelsea to the west, a residence at Chelsea Barracks claims a uniquely privileged position at the core of London's most sought-after neighbourhood.

Exceptional even by the majestic standard of London, Belgravia is lined with the most splendid terraces and squares. And while the district is known for its stately magnificence, it also possesses a magnetism that reveals itself as a reward to those who choose to explore its antiquarian, design and culinary riches concealed within the neighbourly streets.

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## CHAPTER TWO

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### THE CHELSEA BARRACKS GARDENS

# INTRODUCING SEVEN NEW GARDEN SQUARES





## CHAPTER THREE

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No.2 WHISTLER SQUARE TOWNHOUSE

WELCOME TO A HOME  
BEYOND COMPARE



SEVEN BEDROOMS

UP TO 3.4<sup>m</sup> HIGH CEILINGS

PASSENGER & SERVICE LIFTS

SPA WITH 12<sup>m</sup> POOL

CINEMA

GARDEN

DOUBLE-HEIGHT MEWS

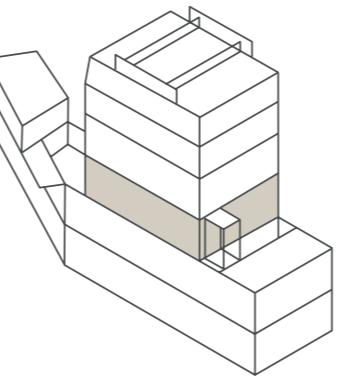
ROOF TERRACE

PRIVATE GARAGE

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TOTAL AREA

1,389.5<sup>m<sup>2</sup></sup> / 14,956<sup>ft<sup>2</sup></sup>



## GROUND FLOOR

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### Arrangement

Entrance Vestibule

Entrance Hall

Study

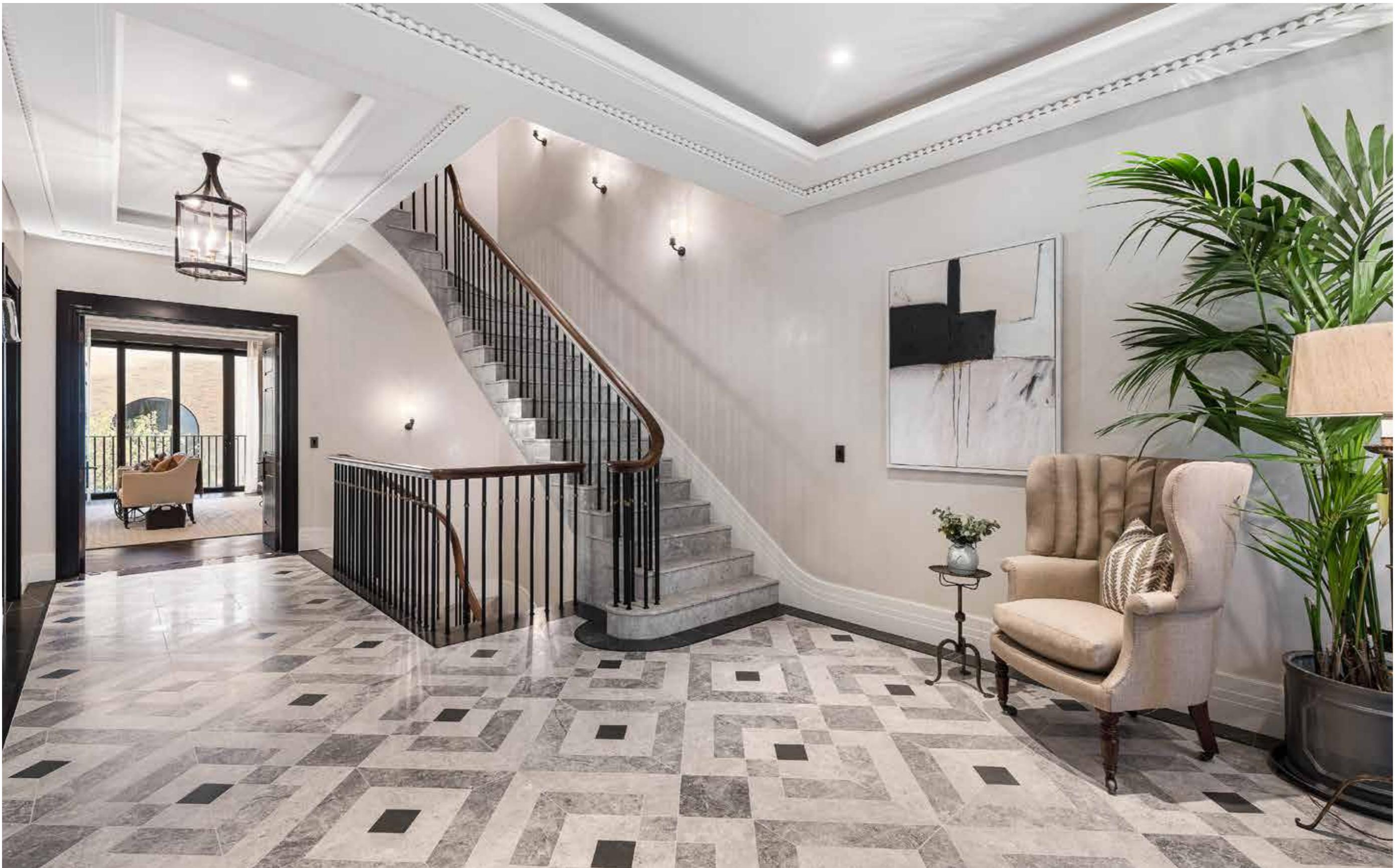
Family Living

Cloakroom

Passenger & Service Lifts

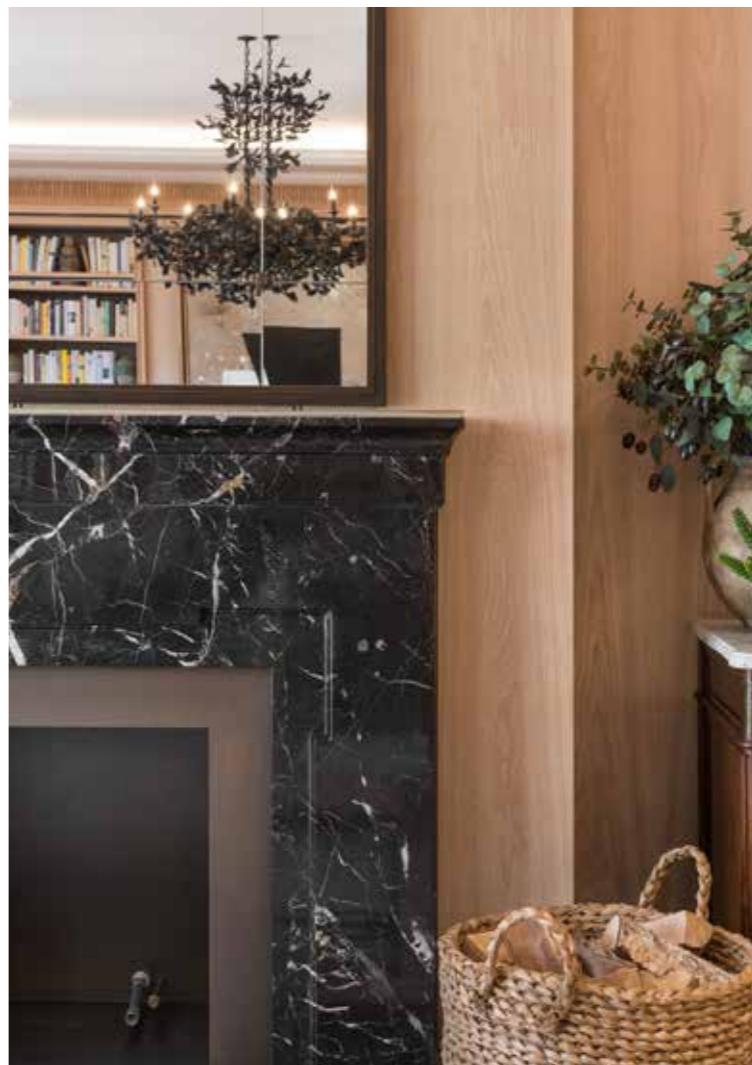
### Ceiling Heights - Principal Rooms

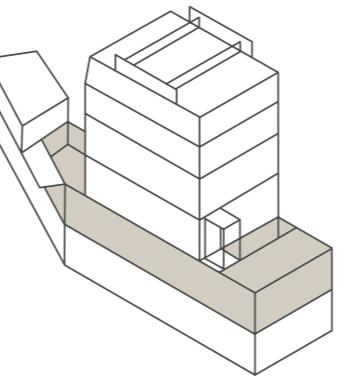
3.2<sup>M</sup>











## LOWER GROUND 1 FLOOR

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### Arrangement

Family Kitchen/Dining

Staff Kitchen

Staff Bedroom 1

Staff Bedroom 2

Staff Bathroom

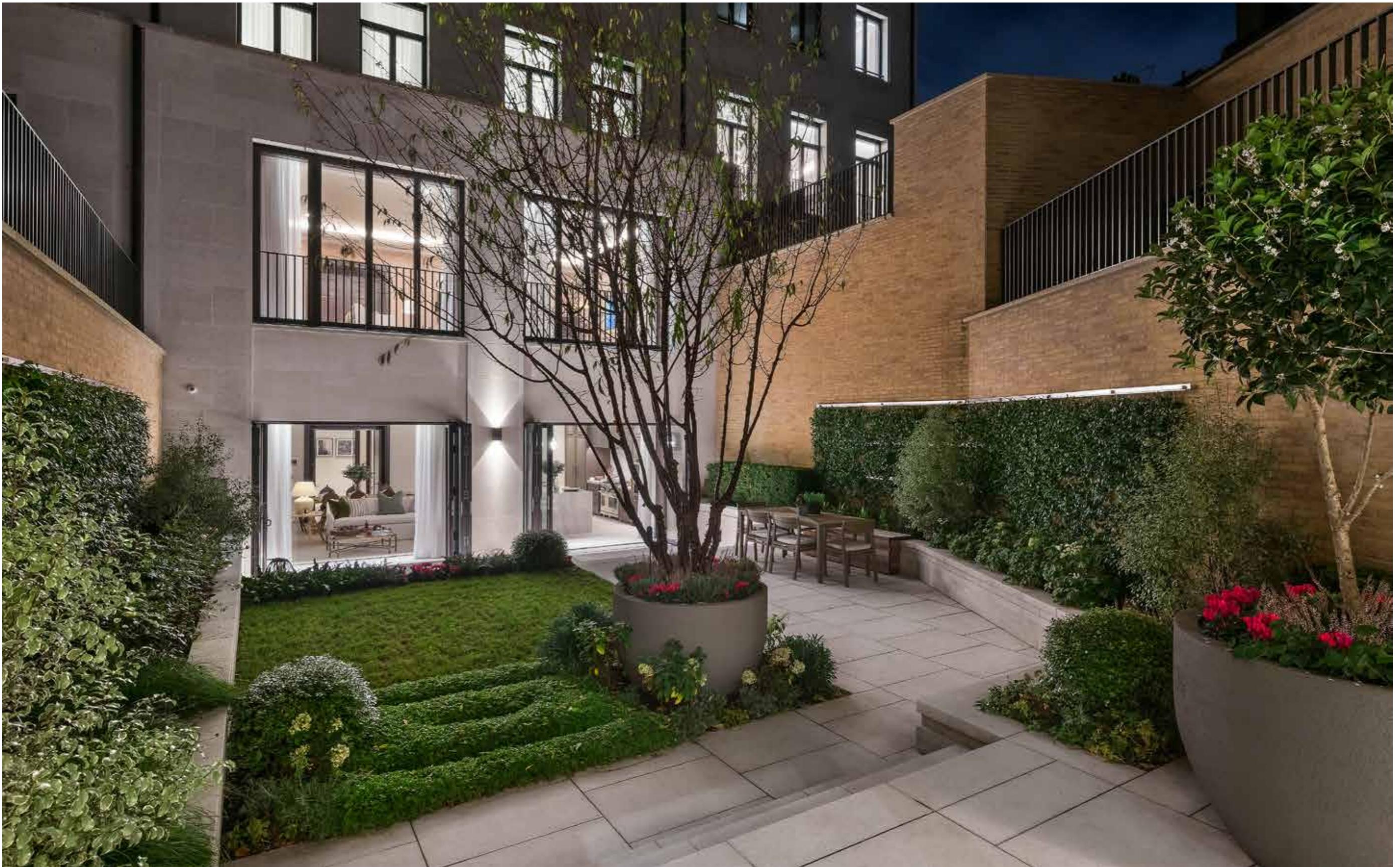
Garden

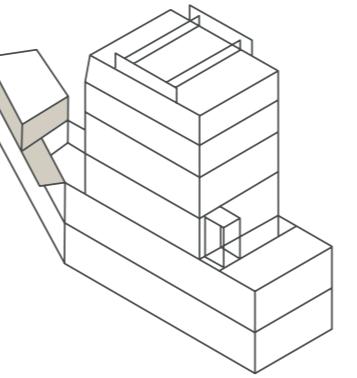
### Ceiling Heights - Principal Rooms

3.1<sup>M</sup>









## MEWS HOUSE

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### Arrangement

Mews Reception

Mews Entrance Lobby

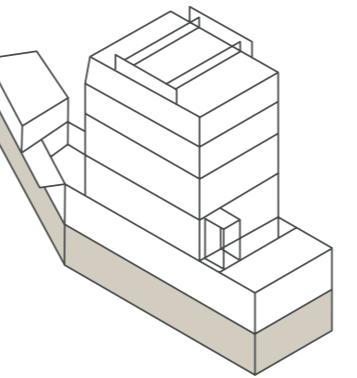
Mews Living/Bedroom

Mews Bathroom









## LOWER GROUND 2 FLOOR

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### Arrangement

Relaxation Area

### Private Garage

Two individual car  
parking spaces

6.0 x 2.7<sup>M</sup> (19.7 x 8.8<sup>FT</sup>)  
and bike storage

### Spa Amenities

12<sup>M</sup> Pool

Sauna

Steam Room

Treatment Room

Gym

Changing Room

### Amenities

Cinema

Wine Room

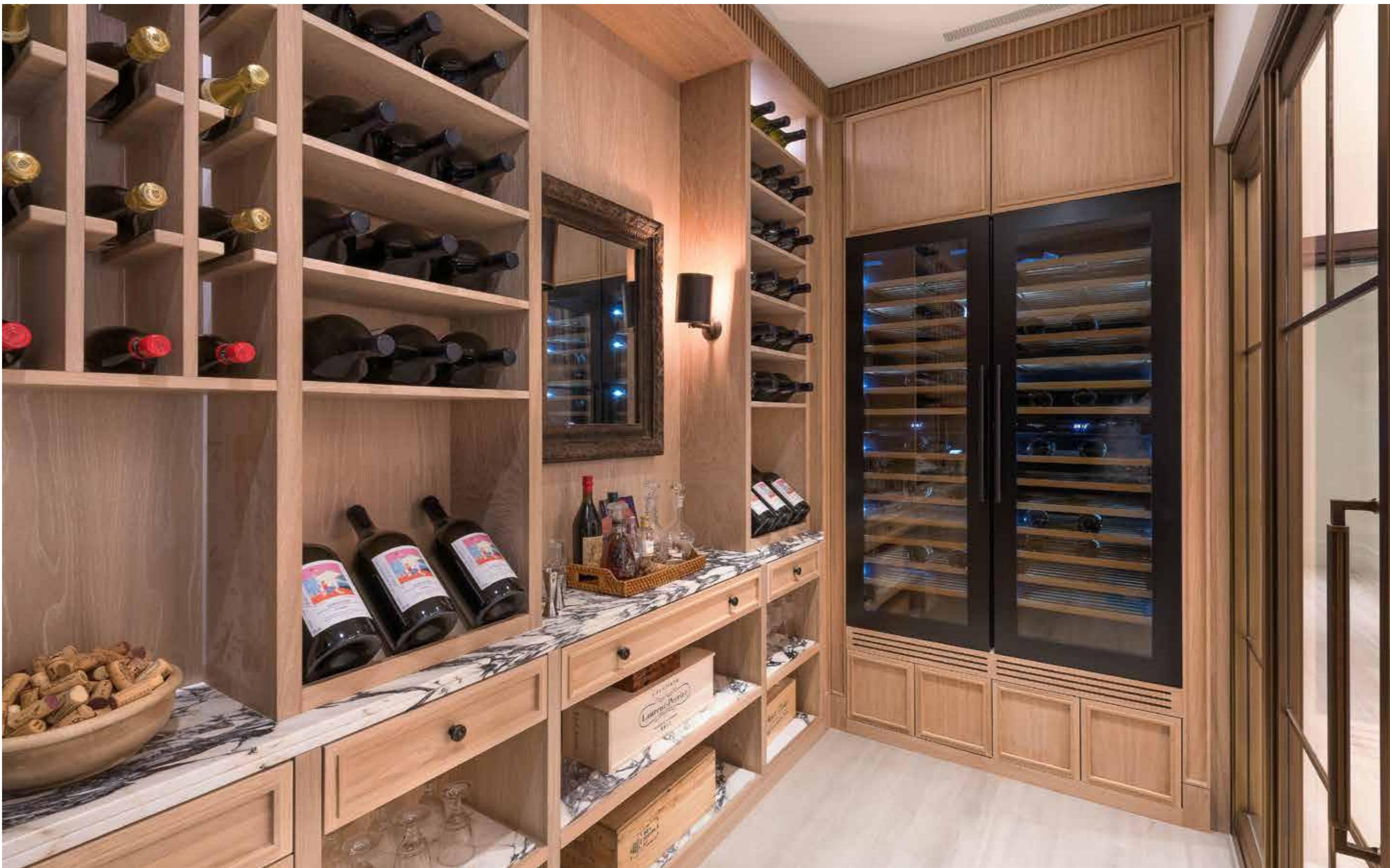
### Ceiling heights - principal rooms

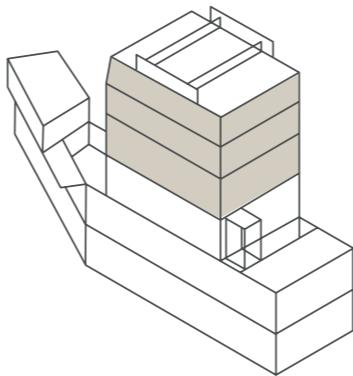
Lower ground 2 Floor  
– 2.5<sup>M</sup> (Pool Hall)  
to 3.1<sup>M</sup> (Cinema)











## FIRST, SECOND & THIRD FLOORS

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### Arrangement

Formal Reception  
Formal Dining  
Master Suite Lobby  
Master Bedroom  
Master Bathroom  
Dressing Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bedroom 5

### Balcony

Bespoke bronze-coloured  
balcony to first floor

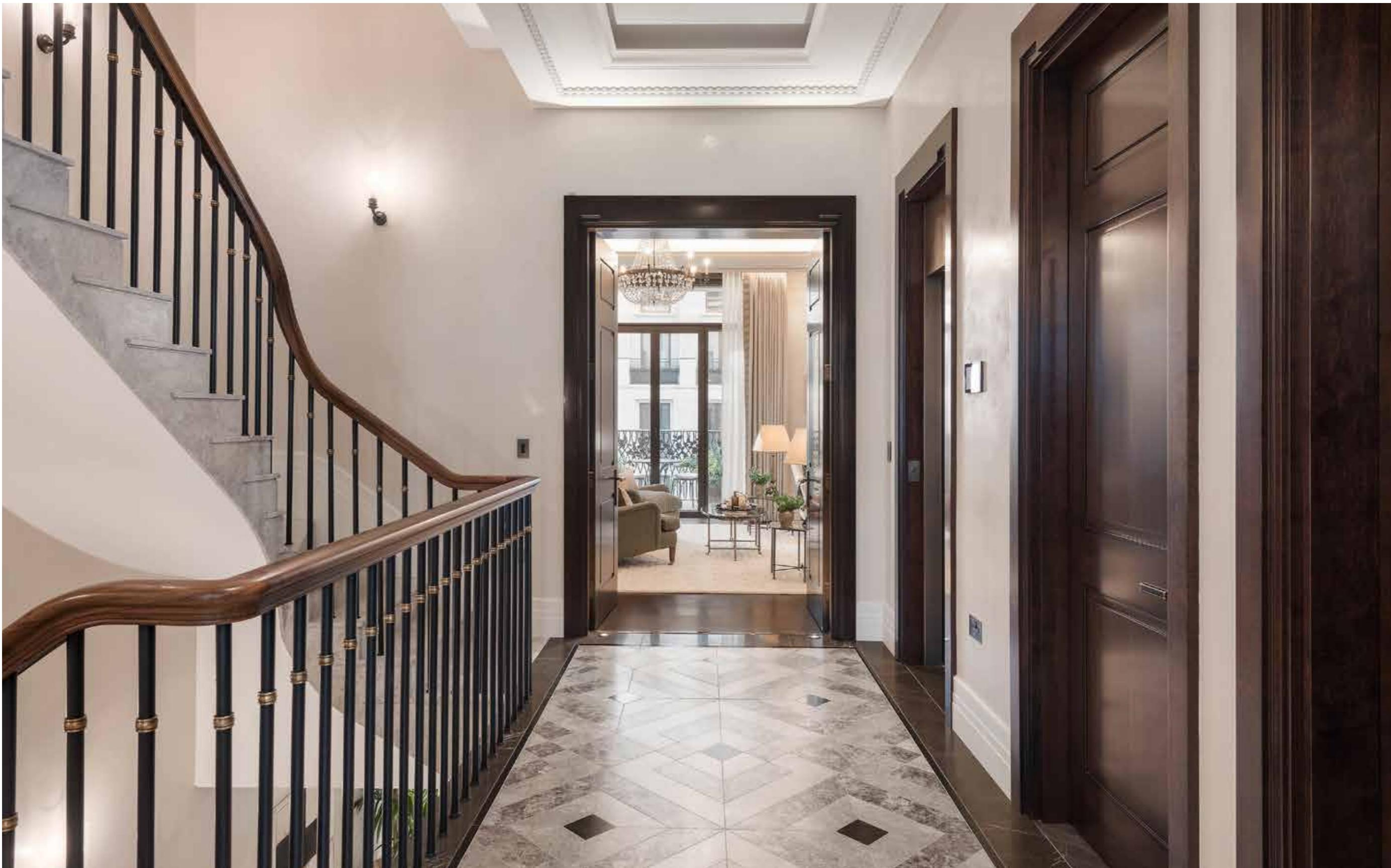
### Ceiling Heights

#### - Principal Rooms

1<sup>st</sup> floor - 3.4 M  
2<sup>nd</sup> floor - 2.8 M  
3<sup>rd</sup> floor - 2.7 M











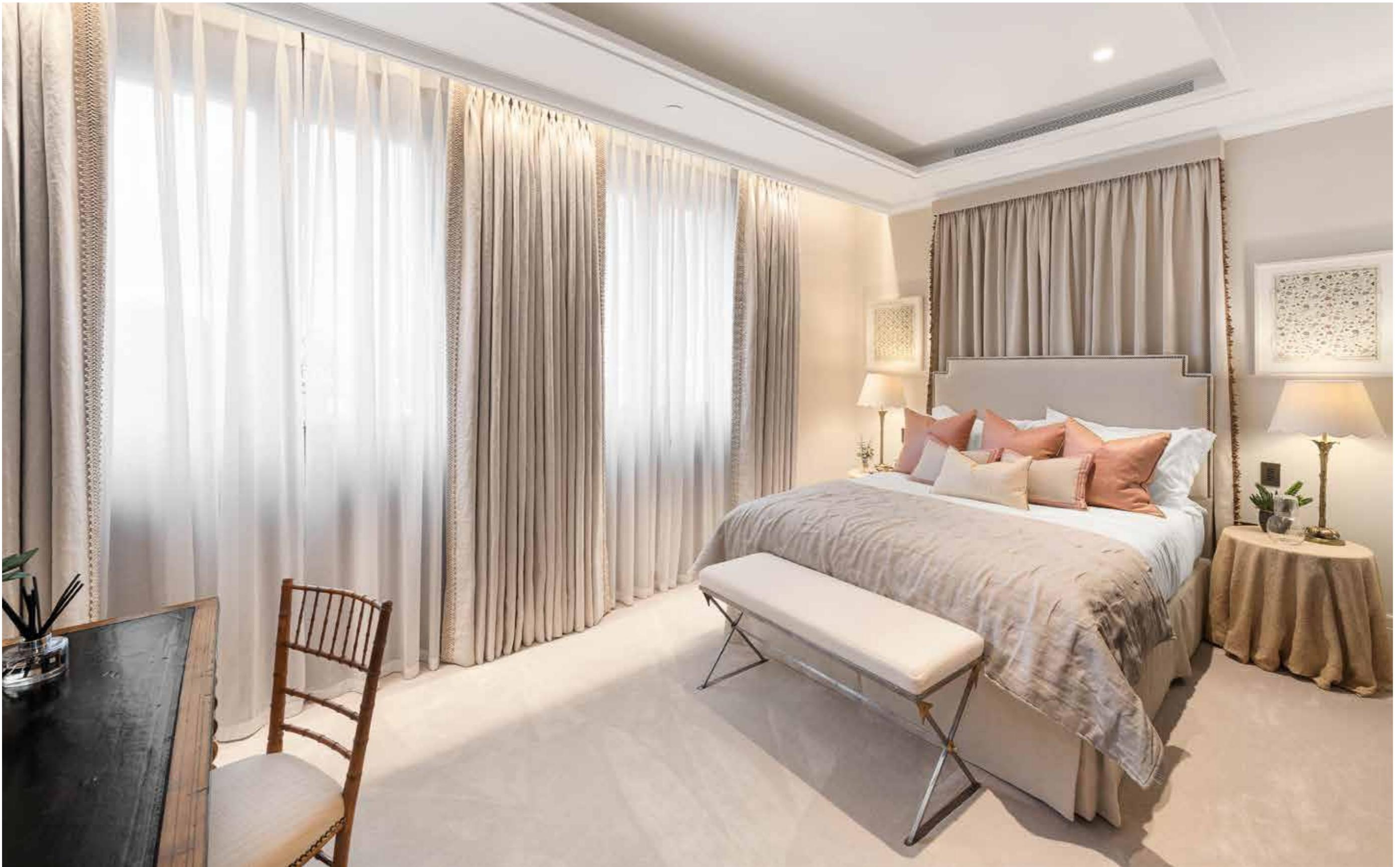




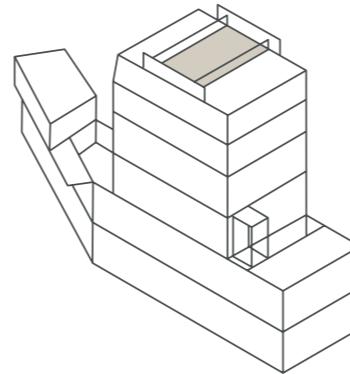












## ROOF TERRACE

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Accessed via a staircase from inside the townhouse, the roof terrace is of generous proportions, surrounded by a green roofing system on each side.

The elevation of the roof terrace allows views to the immediate surroundings of Chelsea Barracks and beyond.

With the Belgravia landscape as your backdrop and the space to furnish with outdoor table and chairs, the roof terrace makes for perfect outdoor entertaining.

The staircase leading to the roof terrace is covered by a retractable glazed roof light, which when not retracted, provides daylight into the townhouse.



CHAPTER FOUR

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No.2 WHISTLER SQUARE DETAILS

AN EXHIBITION OF  
QUALITY AND CRAFTSMANSHIP

# A TOWNHOUSE SET FREE

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*Eight meters*



*Ten meters*

The Chelsea Barracks Townhouses share the elegant proportions and vertical arrangement of their Georgian predecessors.

They preserve the architectural integrity of the traditional townhouse; the proportions, design and craftsmanship, but incorporate modern amenities elevating the townhouses of Chelsea Barracks above their historical counterparts to redefine luxury living in London's historic centre.



## EXTERNAL FINISHES

### External walls

Clad with natural, light-coloured limestone and contrast stone banding to the entrance façade on ground and lower ground floors

Buff-coloured brick arched façades to Mews

### Windows

Operable and fixed double-glazed windows, with double door access to first floor portico balcony

Rear façade double door opening onto 'non-accessible' balconies at first floor

Bi-fold doors to garden at lower ground 1 and Mews

Finished externally in bronze-coloured anodised aluminium, with complementary antique bronze-coloured ironmongery

### Balconies

Bespoke bronze-coloured railings

### Roof terrace

Roof terrace accessed via a sliding electronic roof light

Roof deck consists of textured stone pavers with bronze-coloured balustrades

## INTERNAL FINISHES

### Entrance vestibule

Framed by a custom designed decorative glass and bronze-coloured screen, with framed glass doors leading to the entrance hall

### Entrance hall

Spacious entrance hall incorporating plaster walls

Limestone and marble combine to create bespoke flooring design

Classical staircase with bespoke, handcrafted, steel balusters, bronze-coloured details and solid wood handrails. Stone stairs lead up to first, second and third floors and down to lower ground floor and hallways

Bespoke doors and architraves with three or six panel raised and fielded veneers, hardwood edges, bespoke bronze-coloured ironmongery, with inlaid handles

Passenger lift provides access to all floors, with stone floor to complement entrance hall and wall finishes of timber veneer, glass mirror and brass trims

### Flooring

Floor build-up incorporates acoustic and thermal insulation layers

Limestone and marble floor hallway (first floor), with inset border to complement the main entrance

Timber floors finished with fired oak chevron design in:

- Family living
- Formal reception
- Formal dining room
- Study

Upper staircase and landings finished with oak plank floors and complementary borders

Gym finished with oak plank floors

Master bedroom suite floor finished with oak plank borders and inset carpet

Bedroom floors fully-fitted with carpet

Natural stone bathroom and powder room floors, with a contrast natural stone inset border

### Filetto Light limestone floors in:

- Family kitchen and dining room
- Wine room
- First and second lower ground floor hallways

Moleanos Beige limestone floor in pool lobby, steam room and sauna

Ceramic tile floor finishes in separate utility and staff rooms

Stone ground floors in the Mews

Light grey oak plank flooring to Mews mezzanine

Coloured epoxy resin garage floor, to complement main car park

### Ceilings

3.2m high in the ground floor principal rooms; main entrance hallway 3.1m

3.4m high in the formal rooms of the first floor, with feature coffers and decorative cornices

2.8m high in the master bedroom, with feature coffers and decorative cornices

2.7m high in the third floor bedrooms

Suspended plasterboard throughout the house, incorporating smoke and heat detectors, recessed and cove light fittings

White-painted planked timber ceilings in the main mews space

Concealed fire sprinklers

Paint-applied finish

### Internal walls and doors

Internal walls constructed with sound attenuation

Party walls, solid in situ concrete or solid block work with cavity

Custom-designed solid timber entrance door fitted with security ironmongery, surrounded by bespoke glass panels and bronze frames

Solid hardwood finished door frames

Bespoke, complementary timber veneer finished doors with hardwood edges

Co-ordinated range of antique brass finished ironmongery throughout

### Windows

Double-glazed windows with bronze anodised frames throughout

Internal timber linings to all windows (except staff rooms)

Internal timber linings with brass inlay in master bathrooms

### Fireplaces

Natural stone surround open fireplaces:

- Family living - Noir St.Laurent marble
- Formal reception room - Port Laurent marble
- Formal dining room - Paonazzo marble
- Study - Breccia Violeta marble

### Spa and pool

Walnut veneered timber-panelled walls and ceiling above pool deck ft. specialist venetian antique silver float mirror

Banded feature limestone wall and polished plaster ceiling over pool

### Swimming pool

Depth: 1.2m Length: 12.0m Width: 4.8m

Pool walls finished with limestone tiles

Bush-hammered porcelain tiles within pool floor and walls

Changing rooms finished with timber panel walls and limestone lined shower, comprising a timber seating bench with lift off cover for storage

Treatment room with skinned plaster walls

Steam room with stone walls and seating

Sauna comprising timber panelled walls and solid timber bench

Moleanos Beige limestone floors throughout

## INTERNAL FINISHES CONTINUED

### Cinema

Cinema room (AV and joinery not included)

Fully-fitted carpet

Painted plaster walls

### Wine room

Feature wine room (cabinetry & fridges not included)

### Bathrooms

Sanitaryware complemented by a modern range of polished brassware from Samuel Heath

Stone floors and walls in all bathrooms:

Arabescata marble to all walls and shower enclosures in master bathroom

Bespoke oak timber and Arabescata marble vanity units in master bathroom

Jolie Grey limestone to all floors and walls to a datum in guest bathrooms with painted plaster finish above

Bespoke oak timber and Jolie Grey limestone vanity units in guest bathrooms

Tundra Grey limestone floors and walls to a datum in powder rooms on ground floor and first floor

Filetto Light limestone to floor and walls to datum in powder rooms on lower ground floor 1 and lower ground floor 2

### Kitchens

Family kitchen bespoke design by Halstock of England

Cabinetry finished in an oak timber veneer

White Macuabas marble worktops and splash backs

#### Appliances:

Wolf/Sub Zero

- Integrated fridge and freezer
- Steam oven
- Integrated warming drawer
- 6-burner gas range with double oven and stove top griddle
- Microwave
- Integrated Miele dishwasher

Kitchen island finished with White Macuabas marble countertop and sides. Recessed seating area with oak timber veneer display shelves/cabinets and integrated appliances

Mews kitchenette features Calacatta Viola marble countertop and splashback. Equipped with integrated Miele fridge

Utility room equipped with appliances by Miele, including separate washer/dryer

### Joinery

Bespoke and hand-crafted, oak timber veneers (where applicable)

Bespoke master dressing room joinery comprising wardrobes with leather inset panels, leather top island unit and bespoke marble top dressing table

## BUILDING SERVICES

### Heating and cooling

Background heating via wet underfloor system

Electric underfloor heating to bathrooms

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

Room-by-room zoned temperature control system

### Interior lighting

Lutron lighting-control system

Lighting design incorporates energy efficient light fittings

LED technology used within selected luminaires, for small and discreet fittings

LED fittings with low voltage halogen lamps, for creation of warm colour temperature and high task lighting output, where required

### AV installation

State-of-the-art audio and visual distribution

Base AV wiring suitable for running a multi-room audio system from a patch panel located in the AV services cupboard

Category 5e data network outlets and television /satellite distribution within the main rooms

### Smoke and heat detection

Heat detectors located in each kitchen

Smoke detection provided in all other rooms

Townhouse fire alarms directly interfaced to the main fire alarm panel located in 8 Whistler Square and linked to the estate management system

### Exterior landscaping

The residential accommodation is situated around a series of new London squares, designed by Kim Wilkie & Gustafson Porter + Bowman

These peaceful, verdant garden squares incorporate water features that complement the distinct geometry of the architecture

Individual townhouse base build gardens designed by Gustafson Porter + Bowman

Soft, yet secure, atmospheric lighting design outside the townhouses

Pathways illuminated by low-level lights



## CHAPTER FIVE

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### CHELSEA BARRACKS AMENITIES

SPEND YOUR TIME  
EXACTLY AS YOU WISH

## LEISURE AND RELAXATION

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Consider the residents' amenities at Chelsea Barracks as an extension of the home.

The Spa is an indulgent retreat just moments away. It can be reached without setting foot outside, via the lower ground floor of your home. You will find a 20m light-reflecting pool, heat experiences, vitality pools, experience showers, relaxation areas, treatment rooms, fully-equipped gym with private studio and separate male/female facilities.

Also reserved for the exclusive use of residents and their guests are a business suite with two 12-seat boardrooms, residents' lounge, private 16-seat cinema, games room and private function room.

Simply make any day-to-day requirements known to the Chelsea Barracks concierge team, who will be pleased to handle them, 24-hours a day.

THE GARRISON CLUB

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BUSINESS SUITE & LOUNGES

SPA

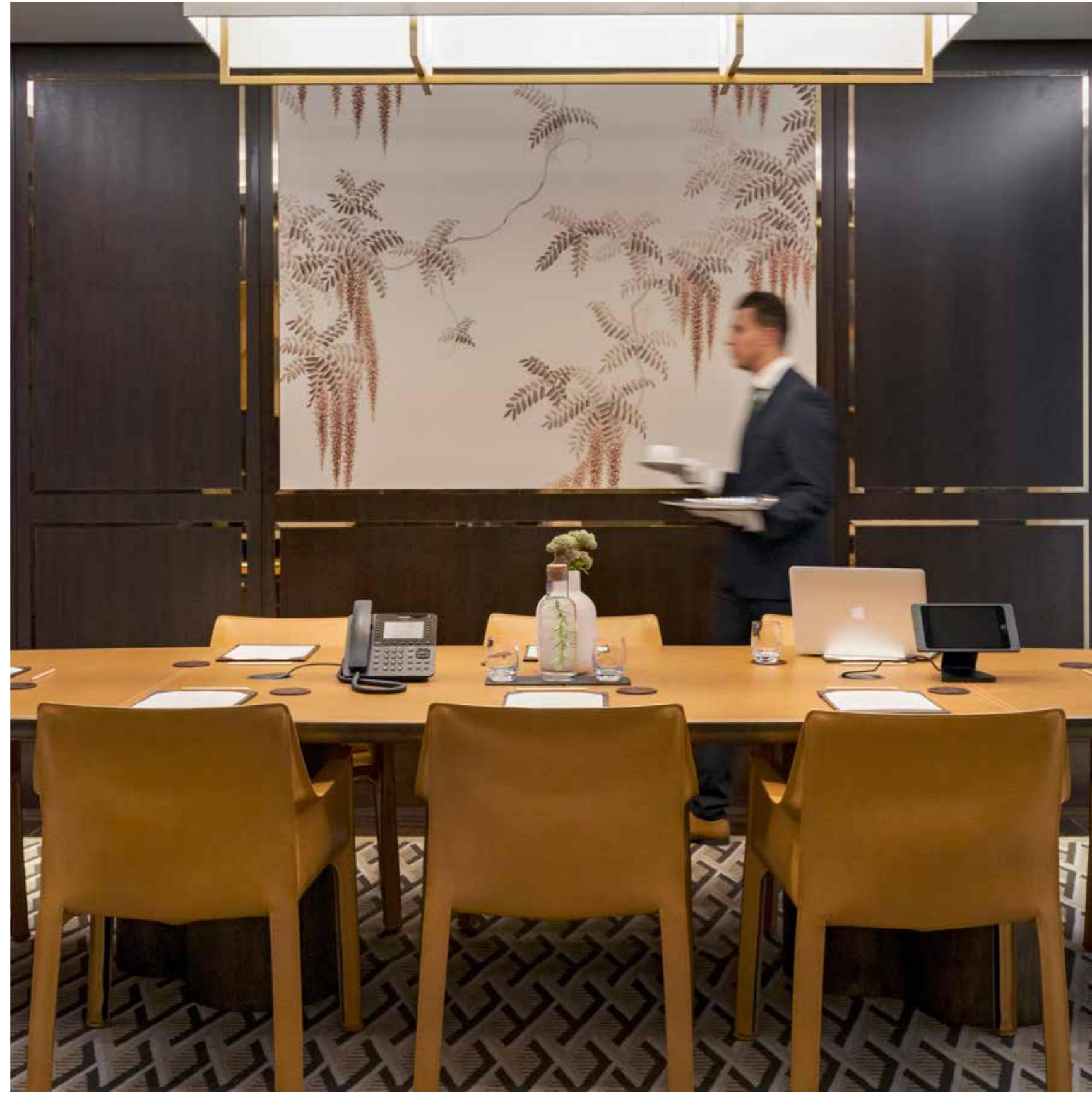
SWIMMING POOL

CINEMA

BILLIARDS ROOM

CONCIERGE & ESTATE MANAGEMENT

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## SECURE AND MANAGED

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Whether at home or away, you can rest assured: your home is in the best hands.

In-house security features include a video entry system, owner-controlled surveillance, high-security locking systems and base wiring for state-of-the-art alarm systems.

Chelsea Barracks has been designed to provide the convenience and security of a managed estate. Supported by a designated concierge team and comprehensive CCTV coverage, the service is operated by a specialist property management company, with extensive experience of prestige private developments.

Simply lock up and leave your home for long or short periods and enjoy the best luxury of all, peace of mind.

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## RESIDENTS' AMENITIES

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### Spa amenities

Spa and gym facilities for the exclusive use of residents and guests

At approximately 12,700 ft<sup>2</sup>, the Spa facilities include:

- Lobby and reception area
- 20m swimming pool
- Male experience shower, steam room and sauna
- Female experience shower, vitality pool, steam room and sauna
- Unisex steam room and sauna
- Three relaxation areas
- Unisex tepidarium
- Two experience showers
- Unisex vitality pool
- Two treatment rooms
- Cardiovascular gym
- Resistance gym
- Private training studio

### Building amenities

- Function suite
- Business suite including two 12-seat boardrooms
- Residents' lounge
- 16-seat cinema
- Prep kitchen
- Games room
- WC facilities

## RESIDENTS' FACILITIES

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### 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 in all areas

### Concierge

24-hour porter & concierge lifestyle services across the estate, including:

- Taxi pick-up and drop-off
- Valet parking
- Deliveries and collections
- Refuse management
- General queries

### Residential storage

Private secured storage\* located on the lower ground floors of 8 and 9 Whistler Square and 1 Mulberry Square

## SECURITY

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### Security and access

24-hour manned security/concierge across the entire estate, including comprehensive CCTV coverage, managed by a specialist residential property management company

Additional townhouse measures include:

- Owner-controlled external surveillance to entrance door and rear garden
- Video entry system
- High security locks to main entrance door
- Security locks fitted to all external windows and doors
- Base wiring for grade 3 intruder alarm system





CHELSEA BARRACKS

LONDON SW1