

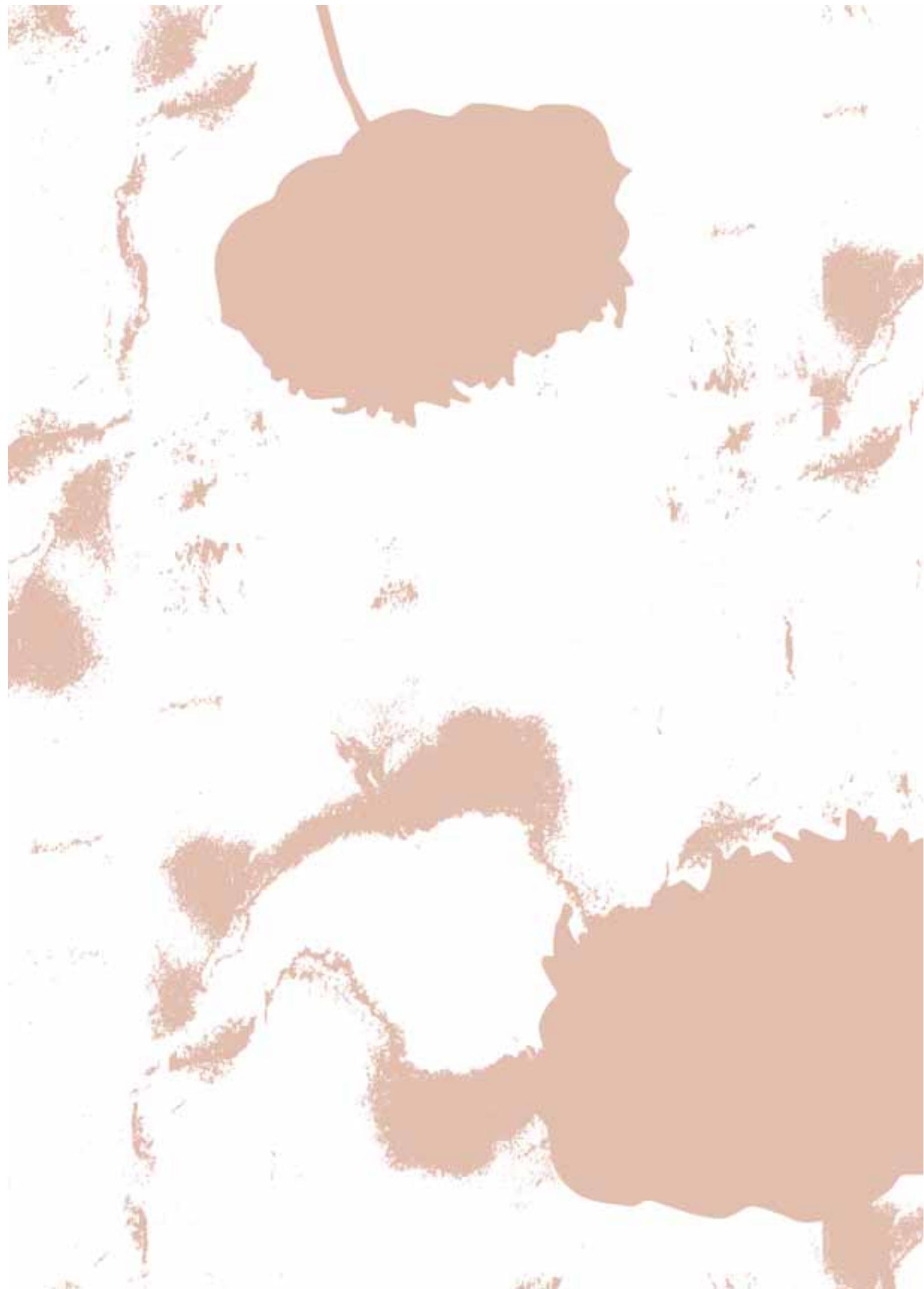


SW6

# CHELSEA BOTANICA

THE SHARED OWNERSHIP EDITION  
WHEELCHAIR ADAPTABLE HOMES

 Peabody





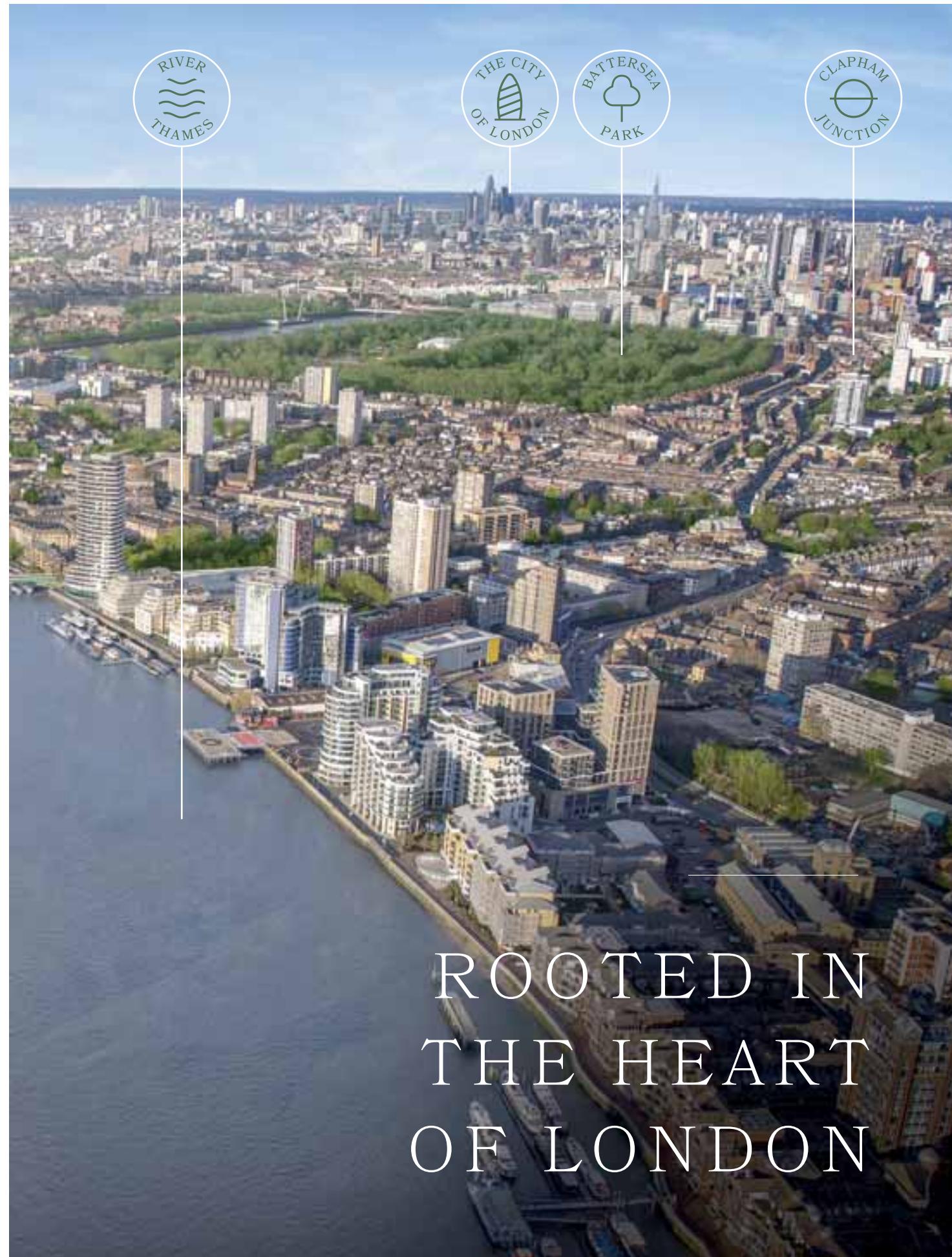
SW6

# C H E L S E A B O T A N I C A

THE SHARED OWNERSHIP EDITION

Welcome to Chelsea Botanica, a new collection of one bedroom wheelchair adaptable Shared Ownership apartments. Located in Fulham by the River Thames, these boutique homes offer quality interiors, private balconies or terraces, plus access to exquisitely landscaped residents' gardens, guided by research from the Royal Botanic Gardens, Kew.









## GETTING AROUND TOWN

Getting places from Chelsea Botanica couldn't be simpler. You'll be living near Chelsea Harbour, where you can take a scenic Thames Clipper ride along the river and enjoy stunning views of the city's landmarks.

Imperial Wharf station is also nearby, giving you accessible access to National Rail and London Overground services. A short distance takes you to the accessible Zone 2 Fulham Broadway underground station, where you can catch District Line trains.

Whichever way you prefer to travel, Chelsea Botanica puts you in an enviable location in central London, making it easy to reach many of its most popular areas.



CB





#### DISTANCE FROM CHELSEA BOTANICA

- Imperial Park 0.1 miles
- Imperial Wharf Station 0.3 miles
- Chelsea Harbour Pier 0.4 miles
- Fulham Broadway Station 0.9 miles
- King's Road 2 miles



#### BUS FROM TOWNMEAD ROAD

- Imperial Wharf Station 2 mins
- Wandsworth Bridge 3 mins
- Fulham Broadway Station 11 mins
- Earl's Court 13 mins
- Hammersmith 28 mins

Travel times shown in minutes, are approximate and taken from google.co.uk/maps, tfl.gov.uk and thamesclippers.com



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FROM IMPERIAL WHARF STATION

West Brompton 3 mins

Clapham Junction 5 mins

Shepherd's Bush 15 mins

Victoria Station 22 mins

West Hampstead 25 mins

FROM CHELSEA HARBOUR PIER

Battersea Power Station Pier 8 mins

St. George Wharf (Vauxhall) 17 mins

Embankment Pier 26 mins

Blackfriars Pier 34 mins

London Bridge Pier 39 mins

# SITE LAYOUT

At Chelsea Botanica, the apartment design naturally flows into the central courtyard, creating a gentle connection between indoor comfort and outdoor calm, with a focus on nature and wellbeing.

## Cembra Apartments

Shared Ownership

## Andrena Apartments

Shared Ownership and Private Sale

## Botanica Apartments

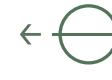
Shared Ownership and Private Sale

## Cercis Apartments

London Affordable Rent



Chelsea Harbour Pier  
0.4 miles



Imperial Wharf Station  
0.3 miles



Thames Path  
0.1 mile

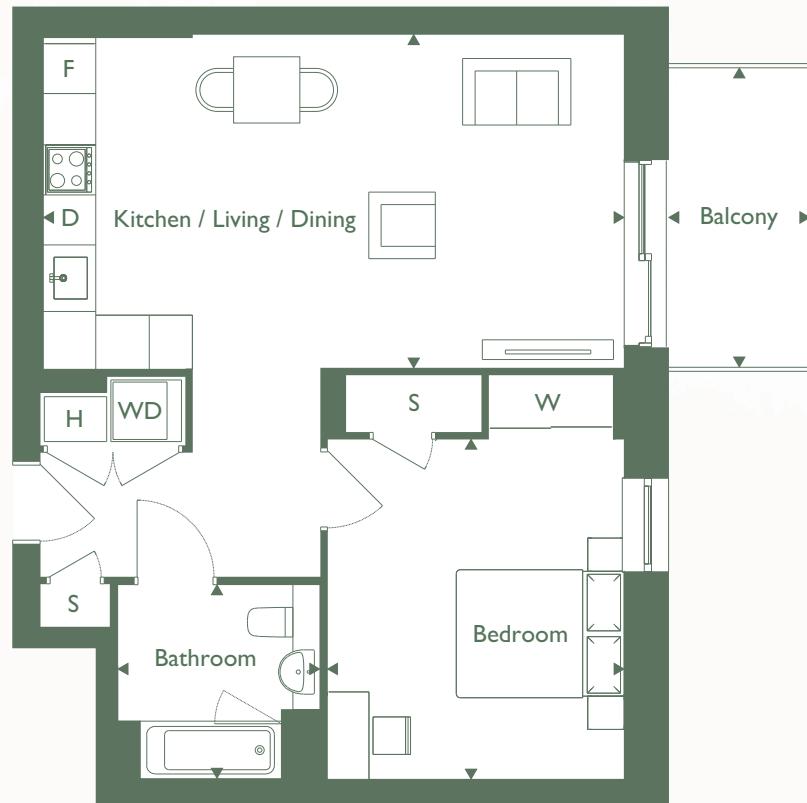


# CEM BRA

## One bedroom apartment

Apartment 14, 23 & 32

SUNRISE  
←NORTH  
SUNSET



<b>Kitchen/Living/Dining</b>	4.0m x 7.0m	13'2" x 22'1"
<b>Bedroom</b>	3.6m x 4.1m	11'8" x 13'5"
<b>Bathroom</b>	2.4m x 2.4m	7'9" x 7'9"
<b>Balcony</b>	1.7m x 3.6m	5'6" x 11'8"

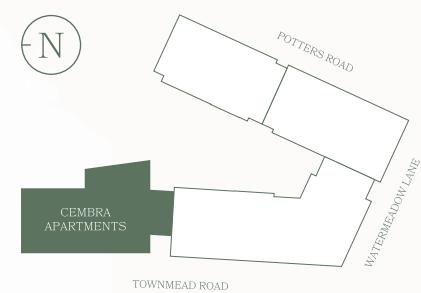
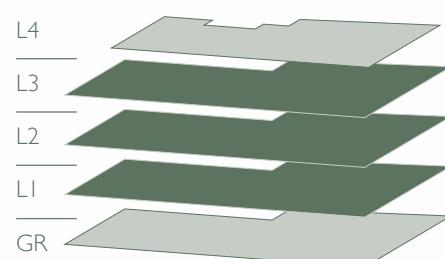
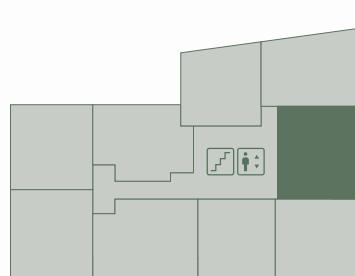
<b>Internal Floor Area</b>	61.2msq	659 sqft
<b>External &amp; Internal Area</b>	67.3msq	724 sqft



Wheelchair adaptable homes

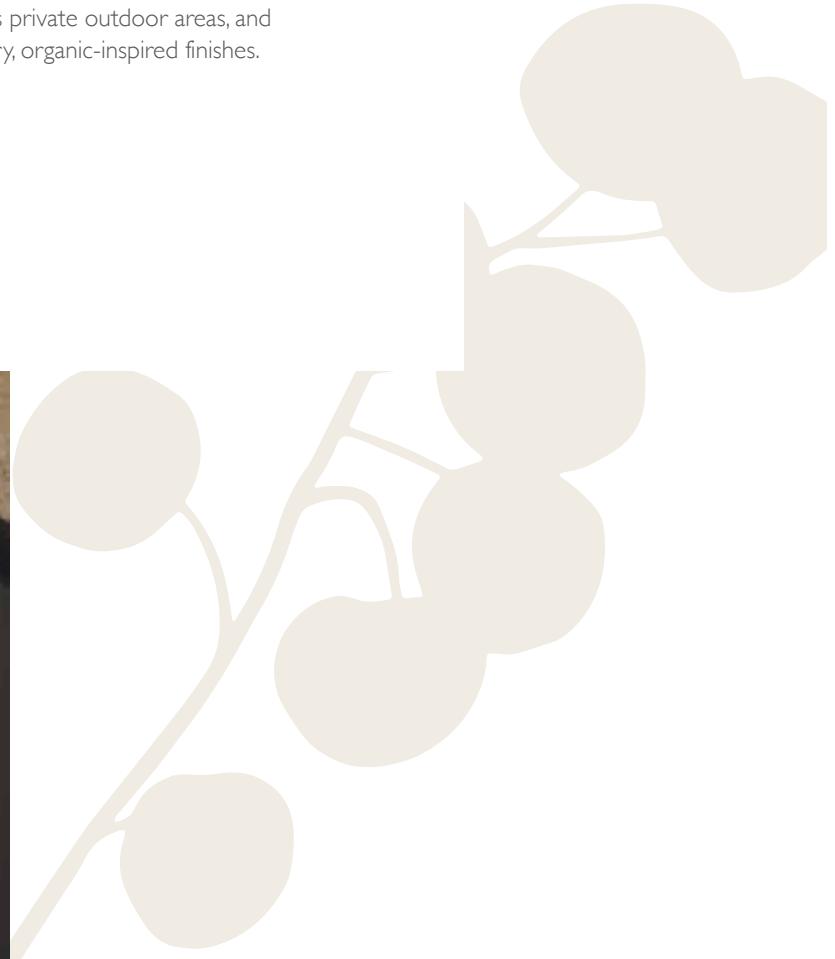
S Storage WM Washing Machine H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe

### Apartment position





*Image is a computer generated artist impression of  
26 Cembra Apartments. Microwave not included*



## HOME COMFORTS

Chelsea Botanica's elegant spaces are inspired by nature and modern, connected lifestyles. Each home is crafted with a high specification, features private outdoor areas, and showcases contemporary, organic-inspired finishes.



*Image is a computer generated artist impression of 26 Cembra Apartments*



CB



*Image is a computer generated artist impression of  
26 Cembra Apartments. Microwave not included*



## Kitchen

Matt smooth blue handleless kitchen units

LED lighting under wall units

Laminate worktops with tiled splashback

Brushed steel mixer tap

Bosch integrated fridge/freezer and dishwasher

Bosch integrated induction hob

Bosch built-in electric oven

Bosch cooker hood

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## General

Underfloor heating to all rooms

Amtico granary oak laminate flooring to hallways, kitchen, living and dining areas

White matt emulsion finish to walls

Energy efficient downlights throughout

Bosch freestanding washer/dryer

Mechanical ventilation with heat recovery system providing whole home ventilation

Electronic thermostats to each room

Landline telephone and Virgin & BT fibre optic data points to living room and main bedroom\*

Television (terrestrial and satellite) points with SkyQ+ provisions to living room and main bedroom\*

\*Subject to separate subscription



Images are computer generated artist impressions of 26 Cembra Apartments

#### Bathroom

Shower bath with glass shower screen

Chrome bath/shower filler; shower head and rail

Matt beige porcelain tiles to floor and walls

White basin and W/C

Chrome mixer tap and push plate

Chrome heated towel rail

Shaver socket

#### En-suite

Walk-in shower with sliding glass shower screen

Chrome mixer tap with rain shower head and hand-held shower head

Matt beige porcelain tiles to floor and walls

White basin and W/C

Chrome mixer tap and push plate

Chrome heated towel rail

Shaver socket

Over basin mirror with demister pad



### **Bedroom**

Cormar Apollo Plus Pebbleston carpet

Full height light grey built in wardrobes to main bedroom

### **Security and Peace of mind**

Video entry system

Sprinkler system fitted throughout apartments

Wired smoke and heat detectors

Multi-lock door with spy hole

12 year NHBC warranty

2 year defect period from practical completion

CB

### **Communal**

Communal garden designed with input from Royal Botanic Gardens, Kew

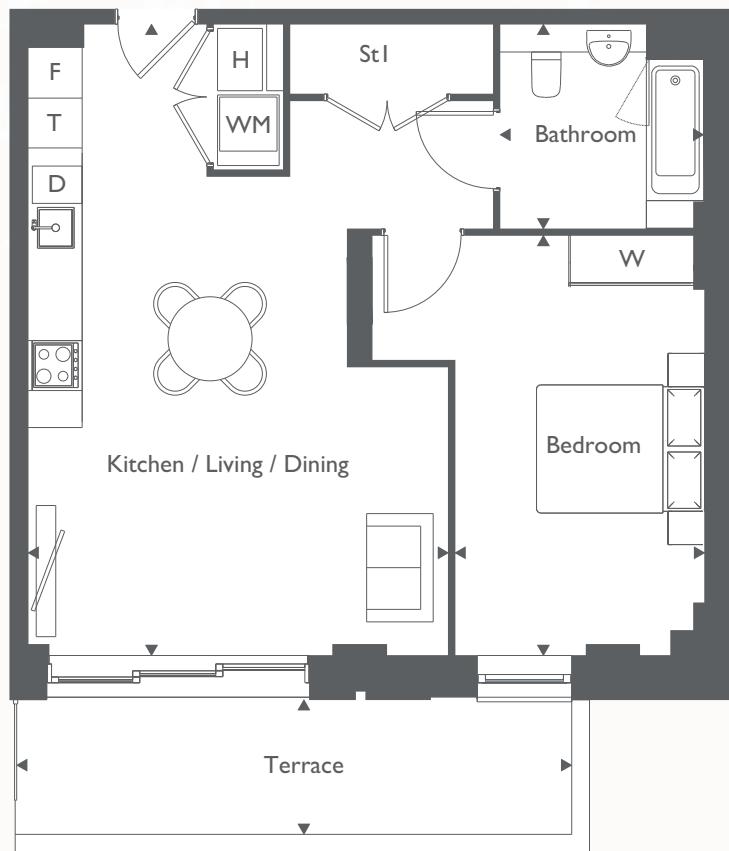


# ANDRENA

## One bedroom apartment

### Apartment 2

SUNRISE  
↖ NORTH  
SUNSET



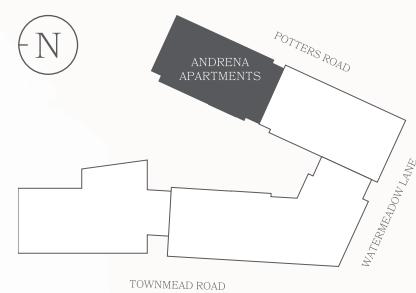
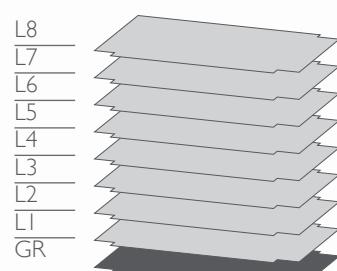
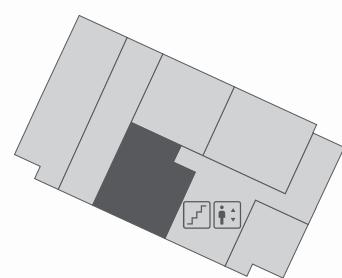
<b>Kitchen/Living/Dining</b>	5.1m x 7.6m	16'7" x 24'9"
<b>Bedroom</b>	3.0m x 5.1m	9'8" x 16'7"
<b>Bathroom</b>	2.4m x 2.5m	7'8" x 8'2"
<b>Terrace</b>	1.6m x 6.7m	5'2" x 22'0"

<b>Internal Floor Area</b>	60.4msq	650 sqft
<b>External &amp; Internal Area</b>	71.2msq	766 sqft



S Storage WM Washing Machine H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe

### Apartment position



# ANDRENA

## One bedroom apartment

### Apartment 3



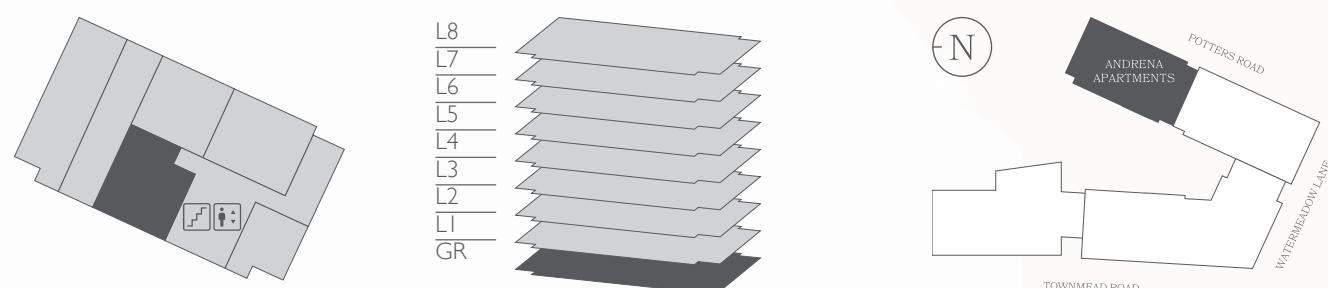
<b>Kitchen/Living/Dining</b>	5.1m x 7.4m	16'7" x 24'3"
<b>Bedroom</b>	3.1m x 4.9m	10'2" x 16'1"
<b>Bathroom</b>	2.4m x 2.5m	7'8" x 8'2"
<b>Terrace</b>	1.9m x 7.0m	6'2" x 23'0"

<b>Internal Floor Area</b>	66.8msq	719 sqft
<b>External &amp; Internal Area</b>	80.0msq	861 sqft



S Storage WM Washing Machine H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe

### Apartment position





# More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on





## BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 108,000 homes and around 220,000 residents across London and the Home Counties.



## CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



## QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.



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## SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.



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to find out  
more

 Trustpilot





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Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. Peabody reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a Sales Executive for more details.