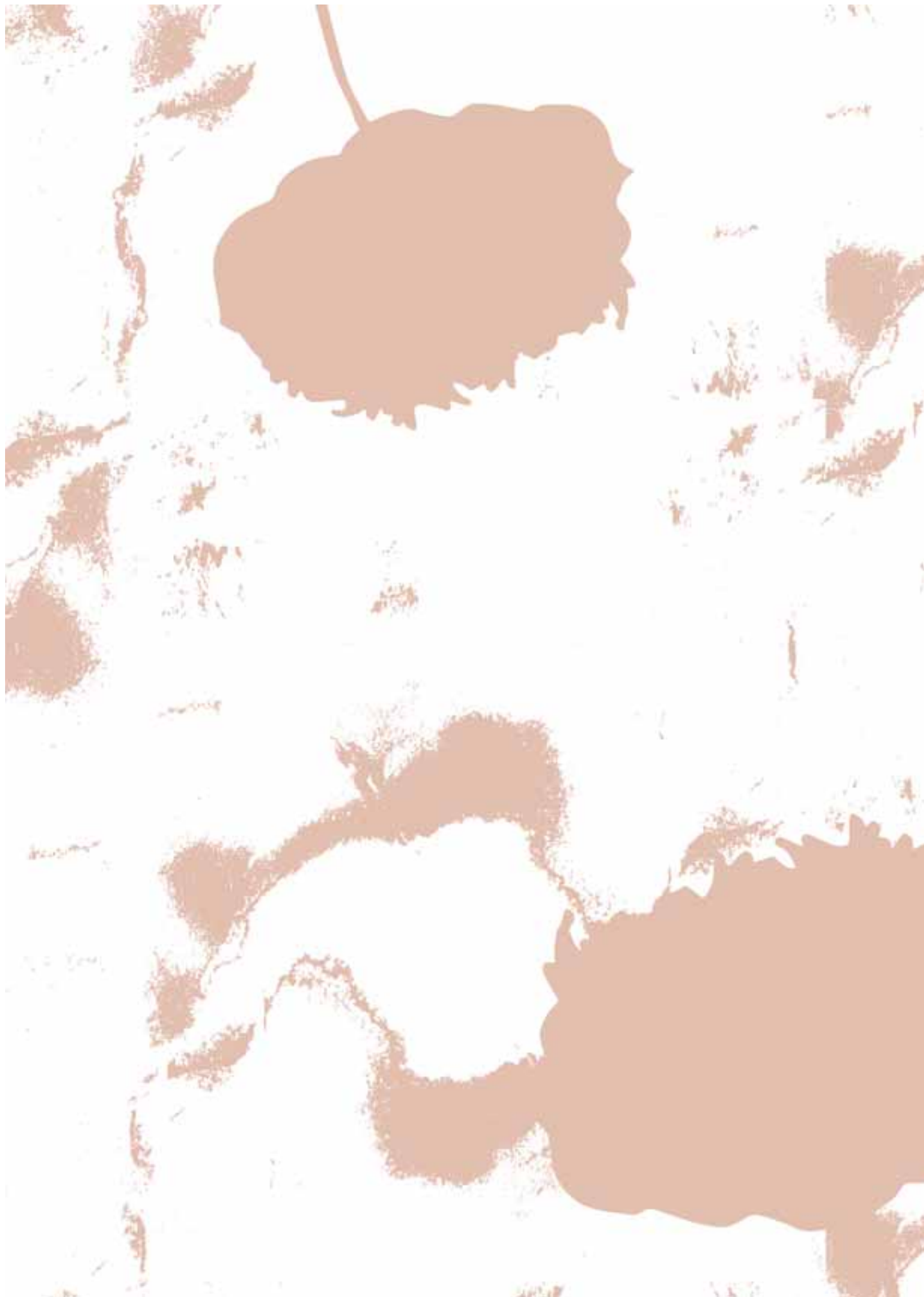


SW6

CHELSEA BOTANICA

THE SHARED OWNERSHIP EDITION
WHEELCHAIR ADAPTABLE HOMES

 Peabody



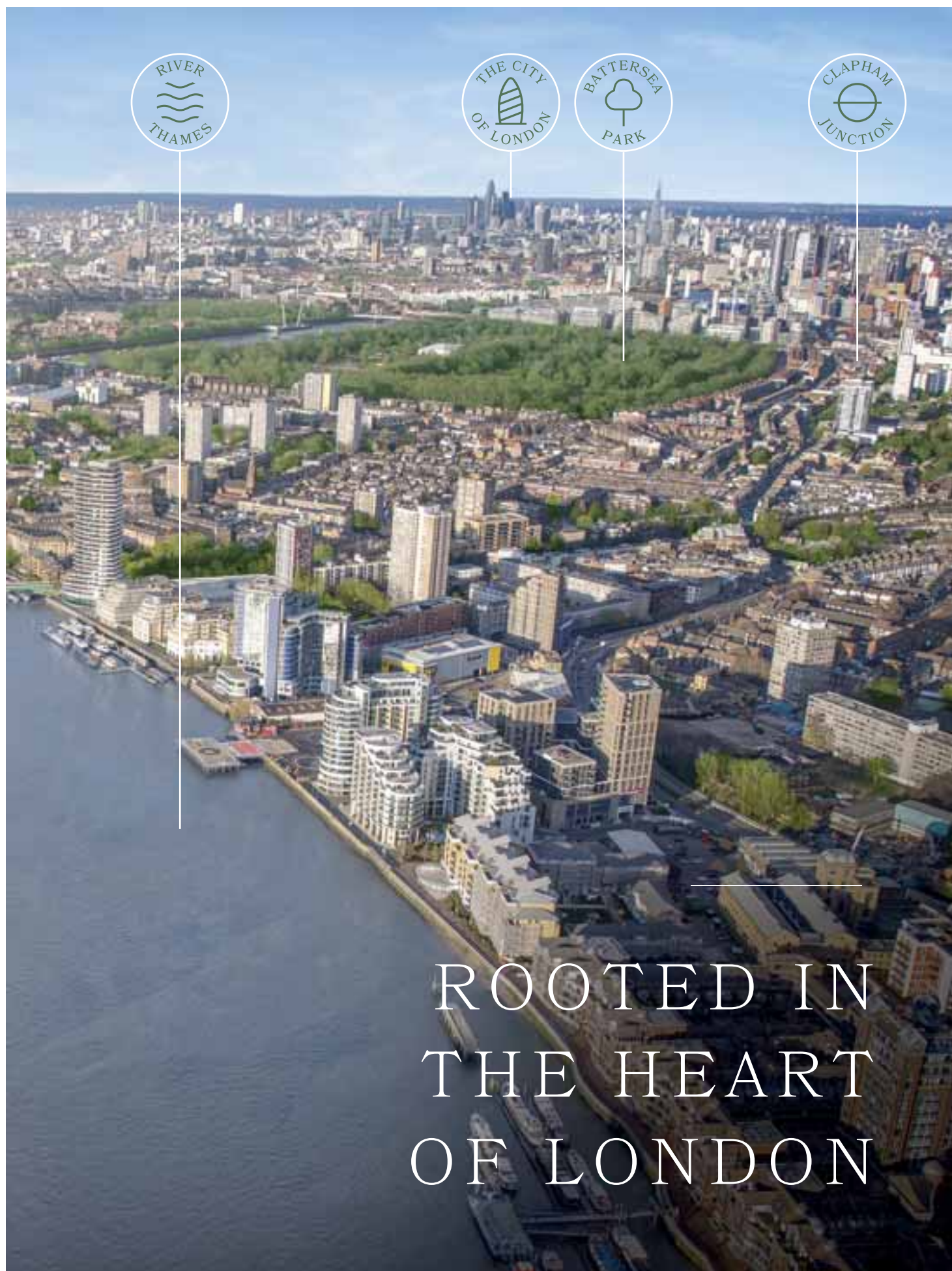
SW6

CHELSEA BOTANICA

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.





CB





GETTING AROUND TOWN



CB

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.





DISTANCE FROM CHELSEA BOTANICA

Imperial Park 0.1 miles
Imperial Wharf Station 0.3miles
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](https://www.google.co.uk/maps), [tfl.gov.uk](https://www.tfl.gov.uk) and [thamesclippers.com](https://www.thamesclippers.com)



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



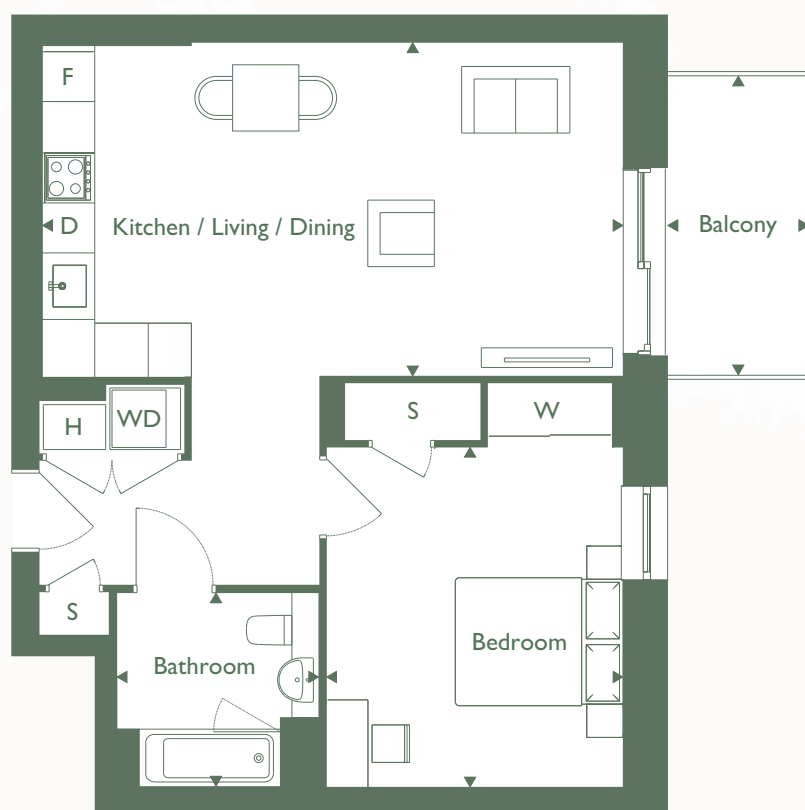
Computer generated image is indicative only. Map not to scale. Landscaping for guidance only.

CEMBRA

One bedroom apartment

Apartment 14, 23 & 32

SUNRISE
← NORTH
SUNSET



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

Internal Floor Area	61.2msq	659 sqft
External & Internal Area	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

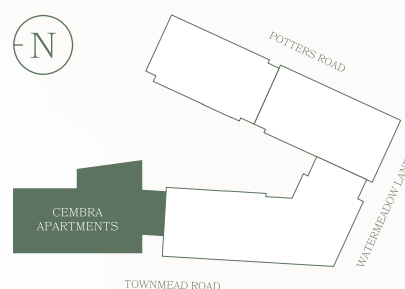
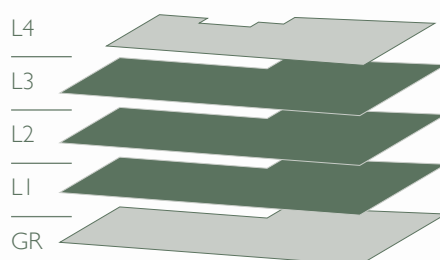
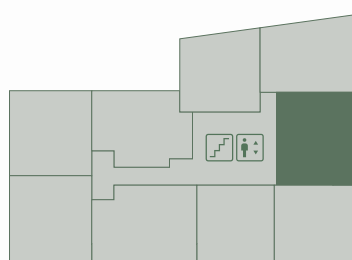




Image is a computer generated artist impression of
26 Cembra Apartments. Microwave not included

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





*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

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*



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

Communal

Communal garden designed with input from Royal Botanic Gardens, Kew

CB

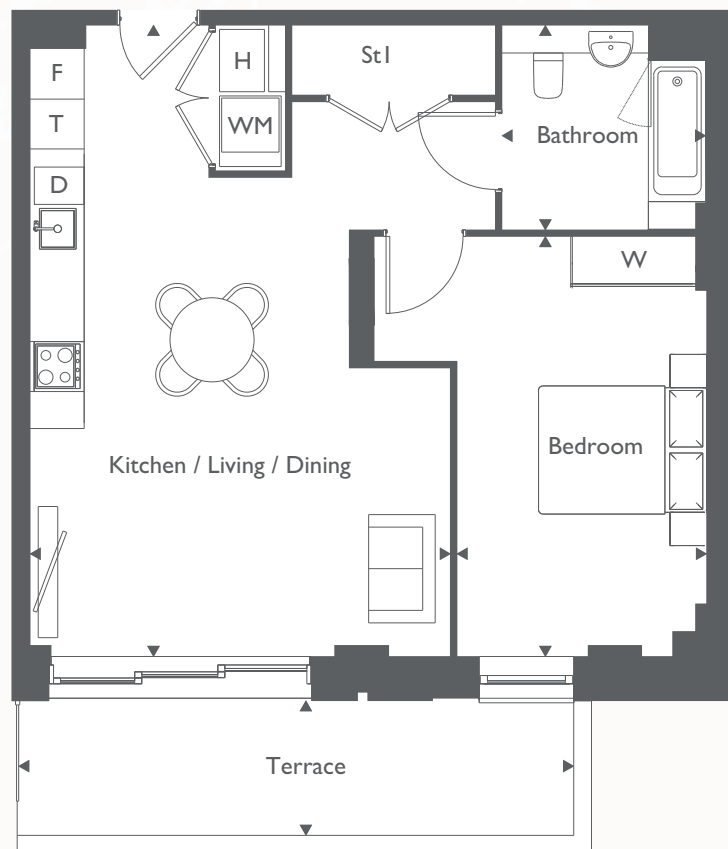


ANDRENA

One bedroom apartment

Apartment 2

SUNRISE
← NORTH
SUNSET



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

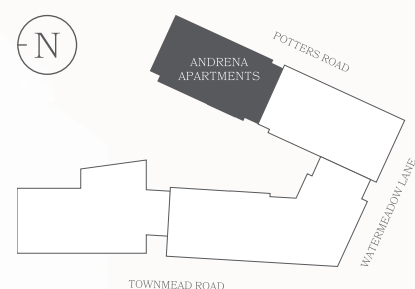
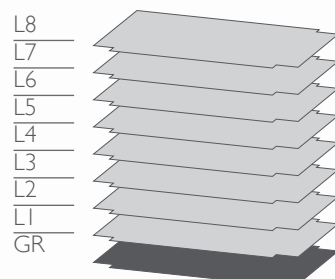
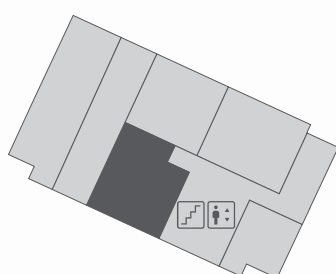
Internal Floor Area	60.4msq	650 sqft
External & Internal Area	71.2msq	766 sqft



Wheelchair adaptable home

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

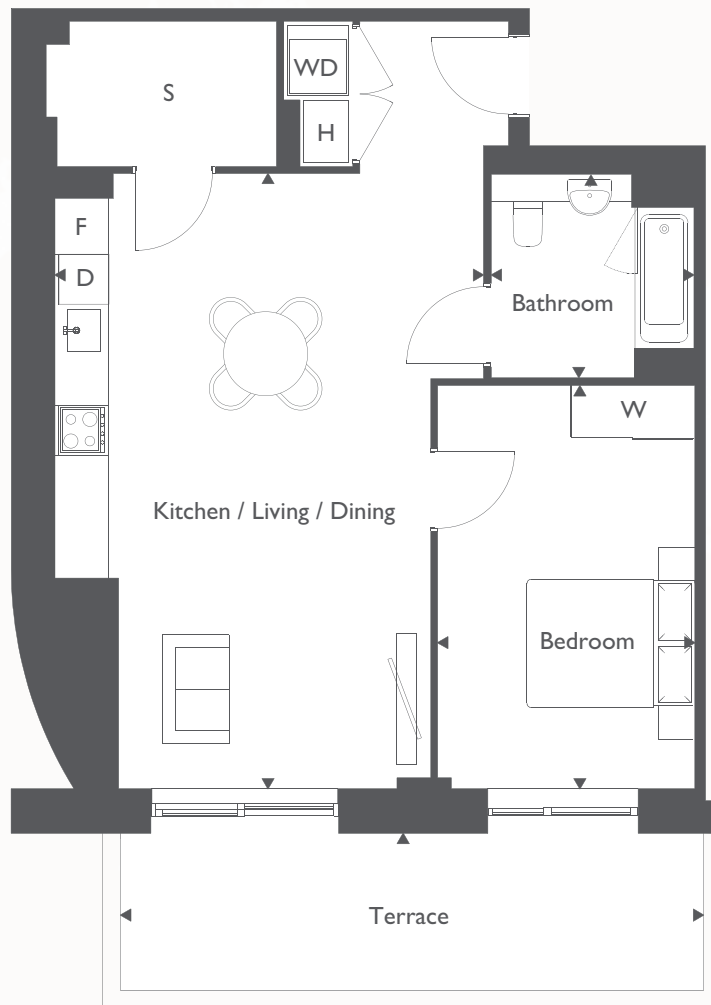
Apartment position



ANDRENA

One bedroom apartment

Apartment 3



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

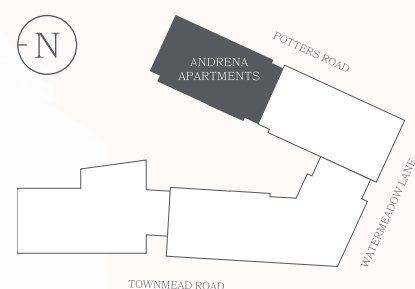
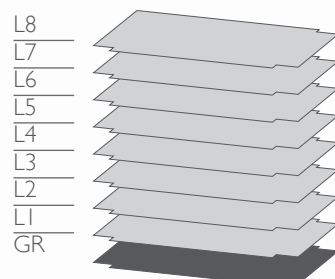
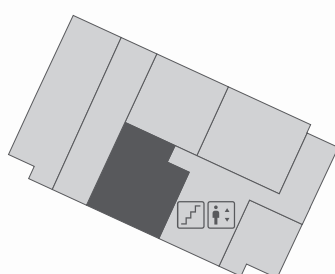
Internal Floor Area	66.8msq	719 sqft
External & Internal Area	80.0msq	861 sqft



Wheelchair adaptable home

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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to find out
more



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.



Scan here
to find out
more





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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.