

SW6

CHELSEA
BOTANICA

THE SHARED OWNERSHIP EDITION

 Peabody

SW6

CHELSEA BOTANICA

THE SHARED OWNERSHIP EDITION

Welcome to Chelsea Botanica, a new collection of 1 & 2 bedroom 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.



Introduction



The Hive



Local area



Connectivity



Interiors



Specification



Amenities



Shared Ownership



About Peabody





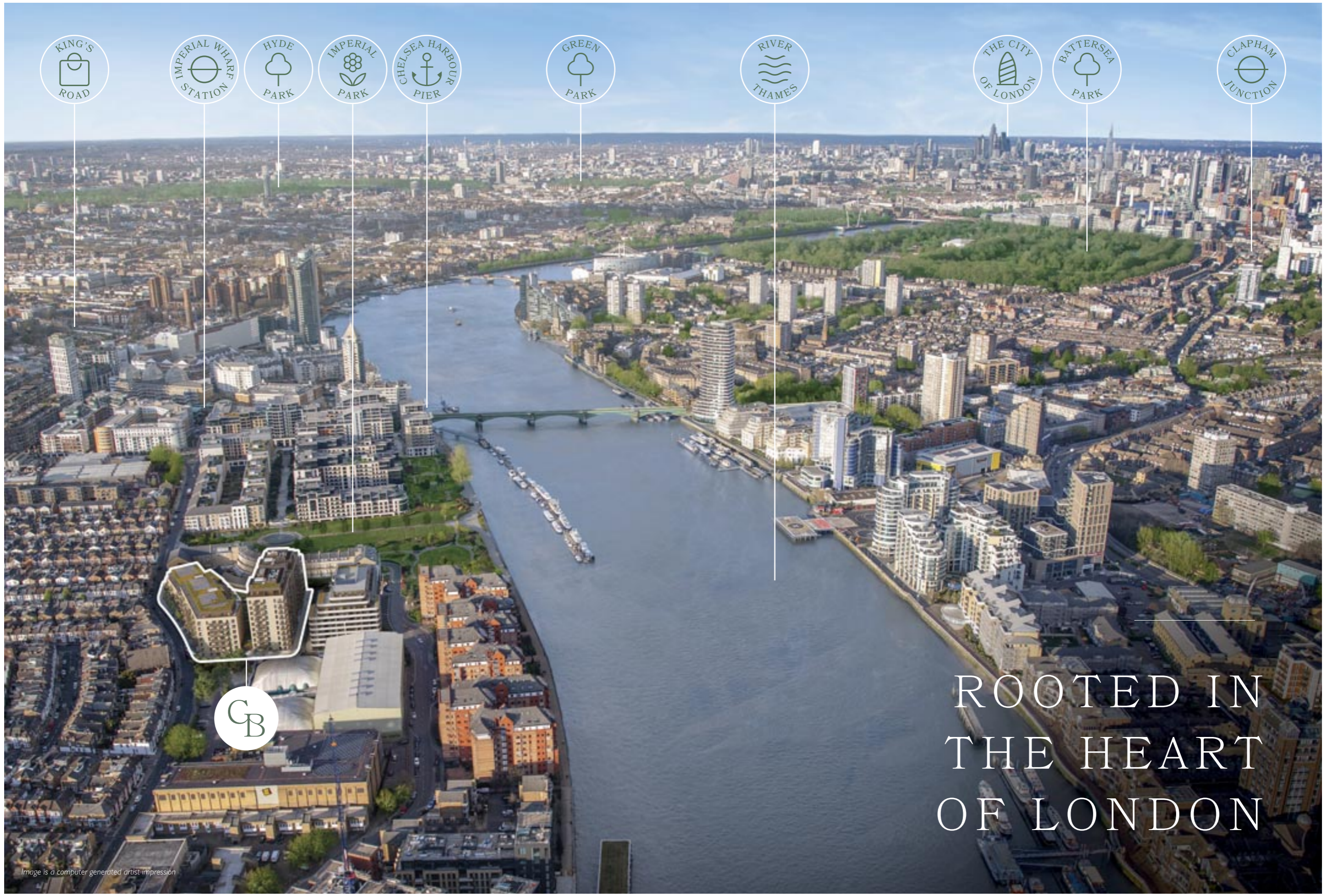
Image is a computer generated artist impression

WHERE LIFE IS BETTER BY NATURE

Living in central London doesn't mean you have to live apart from nature. At Chelsea Botanica, you'll be surrounded by elegant gardens and landscaping that's a haven for wildlife. The riverside walks along the Thames are within easy reach, and the peaceful Imperial Park is just moments away.

Despite being immersed in natural beauty, you're still seamlessly connected with the best the City has to offer. Imperial Wharf station is only a short walk away, and the iconic King's Road is just a 15-minute stroll. It's the kind of place that makes you pause and wonder if you're dreaming - a peaceful development so close to world-class restaurants, galleries, education, and of course shopping.





ROOTED IN
THE HEART
OF LONDON

Image is a computer generated artist impression



THE HIVE

The Hive is Chelsea Botanica's unique communal garden, enriched for pollinators in partnership with the Royal Botanic Gardens, Kew.

This beautiful and functional green space features a carefully curated selection of species, designed to enhance biodiversity. The result is an exceptional new habitat that supports and nurtures the biodiversity of London.



“It’s crucial that we enhance green spaces in our cities, which is what makes our partnership so unique and important. It’s an opportunity to create new, biodiverse urban environments which will flourish and improve as years pass.”

Janine Griffiths-Lee, Postdoctoral Research Associate for Urban Pollinators, Royal Botanic Gardens

When it comes to socialising, a terraced area in the garden’s sunniest spot offers a welcoming space to come together. With a variety of seating options, this area is ideal for relaxation, dining, or celebrating with friends and family.

Nestled among the trees, Woodland Pods provide a unique retreat with Wi-Fi and power access. These secluded spaces offer an inspiring and tranquil environment for working, studying or whiling away a sunny afternoon.

Guided by research from the Royal Botanic Gardens, Kew, we have enriched our wildflower rooftops to support biodiversity, creating thriving habitats for birds and insects. These pocket-sized ecosystems provide safe, nurturing spaces where different species can settle and make their homes.

Royal Botanic Gardens **Kew**

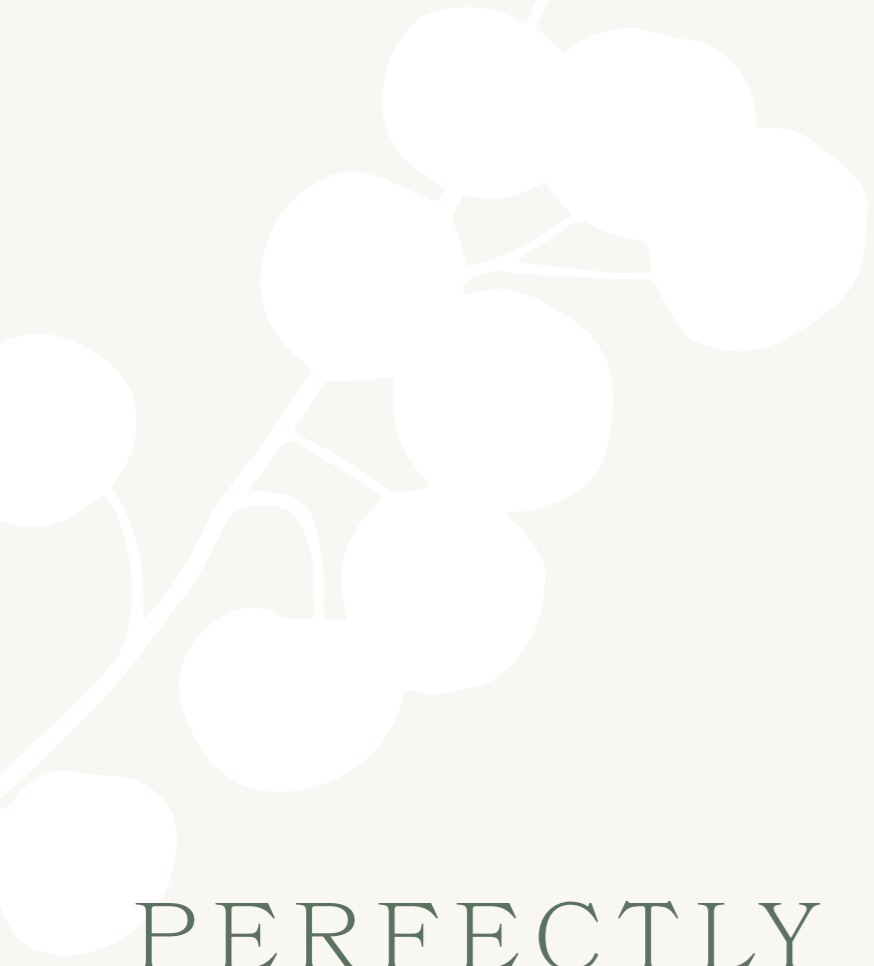




BOUTIQUES, BARS & BRUNCH

Just moments from your door, Chelsea Botanica puts you at the heart of it all - boutique shops, cosy cafes, lively pubs, and stylish bars are all within easy reach. Whether it's a morning coffee, a spontaneous shopping trip, or drinks with friends, everything you need is right here.





PERFECTLY PLACED



Shopping

- 1 Sainsbury's
- 2 Tesco Express
- 3 Neptune Furniture
- 4 King's Road
- 5 Kenrick's Wine



Restaurants

- 6 Maria G's
- 7 Sagye
- 8 Design Restaurant
- 9 Il Pagliaccio
- 10 Santa Maria



Cafe/Bakery

- 11 Bridge Baker
- 12 Harris + Hoole
- 13 Bonbon Fulham
- 14 Carbon Kopi
- 15 Namaste Coffee



Pubs

- 16 The Waterside
- 17 The Fulham Arms
- 18 The Rose
- 19 Lots Road
- 20 The Fox and Pheasant



Sports facilities

- 21 Harbour Club Chelsea
- 22 ONE LDN
- 23 Move, Fulham
- 24 Anytime Fitness
- 25 Virgin Active



Entertainment

- 26 Chelsea Theatre
- 27 Vue Cinema
- 28 Roca London Gallery
- 29 Clip 'n Climb
- 30 606 Club





As you'd expect in this area of Fulham, there are plenty of places to unwind with a coffee and cake – but for something a little bit different, be sure to check out these two local favourites.

BRIDGE BAKER & PIZZERIA

As they say, Bridge Baker is 'Born & Bread in SW6!' It's an amazing place where everything is baked, cooked or prepared from scratch, whether it's pastries, breads, quiches or artisanal pizzas. If you want to eat in, the eggs benedict are fantastic, as is the smoked salmon, spinach & egg tartine. The coffee is beautifully roasted, the juices and smoothies are beyond refreshing!

CB

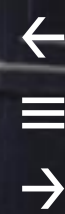
MADE WITH THE FINEST FLOUR

SABLÉ

Sablé, on Wandsworth Bridge Road, is THE place to buy your cookies. Inspired by trips to New York, Sablés founders set out to do one thing: create London's best thick, gooey and crisp cookies. With a wonderful array of flavours, from pistachio kunafa through to a more traditional triple chocolate, you can even get Sablé cookies delivered to your door.



GAIL'S BAKERY



ALL NATURAL INGREDIENTS

Fulham is home to a great range of cosy, historic pubs, many with riverside views, serving everything from local ales to a variety of excellent pub food. For dining, the area has a diverse selection of restaurants, with cuisines ranging from classic British to Mediterranean, Italian, Thai and Japanese. Whether you're looking for a laid-back brunch, a casual bite, or an upscale evening meal, you're sure to find a destination that's perfect for you.

LOTS ROAD

The Lots Road pub is a stylish, welcoming spot very near to Chelsea Botanica that offers industrial-chic decor and a relaxed vibe. Known for its diverse menu of gastropub dishes, craft beers and quality wines, it's perfect for a casual meal, a Sunday Roast or a fun night out. With a cosy atmosphere, it's a favourite with both locals and visitors alike.



THE FOX AND PHEASANT

The Fox and Pheasant, owned by singer James Blunt is a cosy Victorian pub that blends historic charm with modern comfort. With inviting interiors, three fireplaces and a private dining room, it's the perfect spot for a relaxed meal. The menu features elevated British classics with locally sourced ingredients, and you can explore an exceptional range of wines, beers, spirits and cocktails.



RABBIT

Rabbit is a farm-to-fork British bistro that brings the countryside to the heart of London. Its seasonal dishes are inspired by rich, fresh flavours and they are created by locally sourced, wild and foraged ingredients. As you'd expect, the menus change frequently, but you can expect unusual treats such as venison croquettes, mushroom Marmite eclairs and forced rhubarb and custard tart. Rabbit is hugely popular, so be sure to book well in advance.





"RHS Chelsea Flower Show, and our other great summer shows, represent the pinnacle of horticultural excellence, and there's something for everyone no matter what kind of gardener you are".

Royal Horticultural Society

FLORAL CHIC



Chelsea in Bloom is the London's largest free-to-attend festival of flowers that coincides with the world-famous Chelsea Flower Show. More than 100 shops and local businesses showcase stunning floral displays and imaginative flower arrangements. Bringing a riot of colour to iconic places such as Sloane Square and the King's Road, this is a wonderful opportunity to experience the best in floral artistry while exploring the areas luxury boutiques, restaurants, bistros and cafés.

Flower shops in Fulham and Chelsea are renowned for their exceptional arrangements, catering for every occasion from weddings to special events. The area is home to a large variety of florists, ranging from the popular Flower Stand Chelsea on Fulham Road to the luxury offerings of Bernard Rochet Flowers on Brompton Road.



The floral highlight of the year, though, is of course the RHS Chelsea Flower Show. Taking place over five days in May in the grounds of the Royal Hospital Chelsea, the show is one of the best known in the world and very popular with Royalty. Each year, 157,000 visitors explore traditional and avant-garde gardens designed by some of the best-known names in horticulture.





IN THE PRESENCE OF NATURE

Fulham, stretching alongside the Thames in East London, is celebrated for its blend of history, greenery and urban charm. Bishops Park, adjacent to historic Fulham Palace, features tree-lined paths, a vibrant rose garden and ornamental lake – the perfect backdrop for peaceful strolls. Imperial Park, which is only a stone's throw from Chelsea Botanica, opened in 2009 to become the first new public park of its size to be created in London for 50 years. Spread over 10 acres, it offers beautiful flower beds, grassy swards, themed gardens, not to mention a play area and boating lake. Other local green spaces worth exploring include South Park, with its own basketball courts, plus the sports-focused Hurlingham Park, which boasts tennis courts, football and rugby pitches, a bowling green, outdoor playground and more.





OUTSIDE & RIVERSIDE FIND YOUR PLACE TO FLOURISH

South Fulham offers great facilities for exercise and fitness. The Thames Path provides a scenic riverside route for walkers, joggers and cyclists, with beautiful views and peaceful surroundings. There are plenty of gyms, with Harbour Club Chelsea, Move – Fulham and ONE LDN being particularly close to Chelsea Botanica. Cyclists will also be keen to learn that there are plenty of local cycle lanes, including the Thames Path, not to mention specialist bike shops such as Fulham Cycles and Balfe's Bikes and Workshop.



Thames Path



ONE LDN

ONE LDN (image left) is moments away from your new home and it offers a premium fitness experience with state-of-the-art equipment, expert trainers, and a wide range of classes. This stylish, award-winning modern gym and training space caters to all fitness levels, while you can also take advantage of wellness amenities like saunas and treatment rooms. There are also some great classes in disciplines such as Yoga, Pilates and you can sign up for sessions with a personal trainer. Whether you're into high-intensity training or like to exercise to unwind, ONE LDN provides you with a top-class environment on your doorstep.



SO MUCH TO EXPLORE

Both Fulham and Chelsea boast many unique, independent shops that make exploring these neighbourhoods a treat. John Sandoe Books in Chelsea offers a charming, maze-like space with a mix of new titles, rare finds and beautiful coffee table books, while Nomad Books in Fulham combines its community vibe with a cosy café, making it a perfect spot to relax with a new read and a coffee.



Bayley & Sage



The interior shops in these areas are a haven for decor enthusiasts. Designers Guild on King's Road features luxurious fabrics, wallpapers and bold decor pieces, while Camerich Chelsea & Fulham offers all kinds of furniture from ottomans and coffee tables to sofas and fitted wardrobes. For the very best in kitchen design, be sure to pay a visit to the Schmidt showroom on the King's Road.

Prezzemole & Vitale on the King's Road is a wonderful delicatessen that brings you the very best in Italian and Sicilian food and wine.

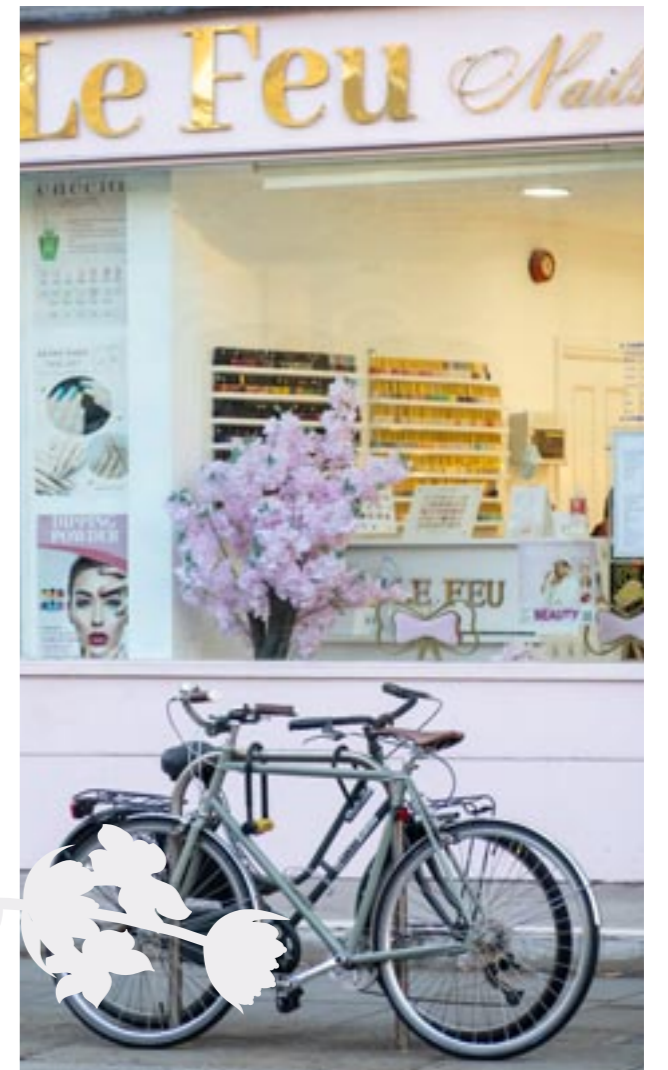


Prezzemole & Vitale

When it comes to hair salons, Fulham and Chelsea have great options. Hari's Salon – found in both neighbourhoods – is known for its stylish cuts and creative colour, while Studio @73 in Fulham's Parsons Green Lane ticks all the right boxes for quality. Both salons offer a pampering, high-quality experience that goes beyond just hair styling.

Grocery shopping in the area has a gourmet twist with places like Bayley & Sage, a go-to for artisan cheeses, fresh produce and gourmet products. The Chelsea Fishmonger provide fresh, high-quality seafood that is popular among locals, while Gourmet Hound is a local delicatessen, cellar and grocer at the corner of Fulham Palace Road and Gowan Avenue.

If you enjoy being pampered in beauty salons, you're in for a treat. Blush + Blow in Parsons Green offers everything from bridal hair and make-up to massages and spray tanning in a chic, relaxed atmosphere. The Cadogan Clinic in Chelsea is renowned for advanced dermatology treatments in a luxurious setting, while Fulham's ForeverYoung Beauty & Clinic provides facial, eye and body treatments, plus a great deal more.





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 access to National Rail and London Overground services. A short walk takes you to the Zone 2 Parsons Green underground station, where you can catch District Line trains.

If you prefer to cycle, you can hire Santander bikes from various locations in Fulham, or ride your own along the edge of the Thames or on nearby cycle routes.

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.





FIND YOUR ROUTE



WALKING FROM CHELSEA BOTANICA

- Imperial Park 2 mins
- Imperial Wharf Station 7 mins
- Chelsea Harbour Pier 9 mins
- King's Road 14 mins
- Parsons Green Station 23 mins



CYCLING FROM CHELSEA BOTANICA

- Imperial Wharf Station 2 mins
- Chelsea Harbour Pier 6 mins
- Parsons Green Station 7 mins
- Battersea Park 9 mins
- Sloane Square 16 mins



FROM IMPERIAL WHARF STATION

- West Brompton 3 mins
- Clapham Junction 5 mins
- Shepherd's Bush 15 mins
- South Kensington 24 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





CHELSEA CHARM MEETS CITY LIVING

- Key**
- Overground
 - District line
 - Circle line
 - Central line
 - Northern line
 - Bakerloo line
 - Jubilee line
 - Waterloo & City line
 - Piccadilly line
 - Victoria line
 - Elizabeth line

Map is for illustration purposes only and is not a full representation. Travel times have been taken from Chelsea Botanica and may vary depending on the time of travel. Source: tfl.gov.uk and crossrail.co.uk





Image is a computer generated artist impression





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 of the show apartment.





Image is of the show apartment.

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 except bathroom and en-suite

Bathroom/en-suite heating via chrome heated towel rail

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 of the show apartment.

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

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



SW6

CHELSEA
BOTANICA

RESIDENT AMENITIES
ANDRENA AND BOTANICA ONLY





Living here gives you membership to one-of-a-kind, The Atelier, offering three distinct zones - The Hive, The Hub and The Suite.



CB

THE HUB

- Framed around a dramatic olive tree-style centrepiece, flooded with light from the skylight above.
- Comfortable, bespoke lounge seating crafted around the tree-style installation.
- Quiet co-working area with flexible seating, work stations, Wi-Fi and power, as well as views overlooking The Hive.
- Dedicated 24-hour concierge service.



THE SUITE

- Indoor fitness facility with immersive Peloton workouts.
- Join classes on-demand, choosing their famous spin bikes or the mats for cardio, boxing and barre.

IN FOCUS

Chelsea Botanica's dedicated Peloton hub takes the world-famous bikes out of your apartment and into a purpose-built space.

An organic theme runs through the design. The elegant arched entrance, natural colour tones and soft flooring and fabrics create a space of calm to focus mind and body.



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



TOWNMEAD ROAD

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



SHARED OWNERSHIP AT CHELSEA BOTANICA

"At first, I thought I'd just have to keep renting because buying in London felt completely out of reach. But the more I investigated shared ownership, the more I realised it was the best option."

Clement, Peabody Shared Ownership purchaser in Hammersmith and Fulham

Shared Ownership is a part buy/part rent scheme that makes it possible for first time buyers to purchase a property that otherwise would not have been affordable. It is a government-backed scheme launched in 2006 for people who are unable to afford to buy a home at full market value.

Shared Ownership homes in London help you get on the property ladder in an affordable way. You can usually buy an initial share of 25% to 75% of the value of a property, and you'll need to take out a mortgage to pay for your share of the home's purchase price.

You will then pay a subsidised rent on the share you don't buy, and there will also be a monthly service charge to be paid on your home.

"Shared Ownership allowed me to get onto the property ladder in an area I love, and I plan to staircase in time so that I can own it outright."

Clement



Images are of the show apartment.



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.

[Click here 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.

[Click here to find out more](#)







Every care has been taken in the preparation of this brochure. The details contained herein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Computer generated images and photography used within this brochure are indicative only. Chelsea Botanica is a marketing name and may not form part of the postal address for these properties. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. August 2025.