

SW6

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

ONE BEDROOM
SHARED OWNERSHIP EDITION

 Peabody



SW6

CHELSEA BOTANICA

THE SHARED OWNERSHIP EDITION

Welcome to Chelsea Botanica, a new collection of 1 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.



Siteplan



Specification



Cembra one bedroom apartments



Cembra wheelchair adaptable apartments



Botanica one bedroom apartments



Andrena one bedroom apartments



Andrena wheelchair adaptable apartments



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.

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. Microwave not included





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

*Subject to separate subscription





Bedroom

Cormar Apollo Plus Pebbleston carpet
Full height light grey built in wardrobes

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



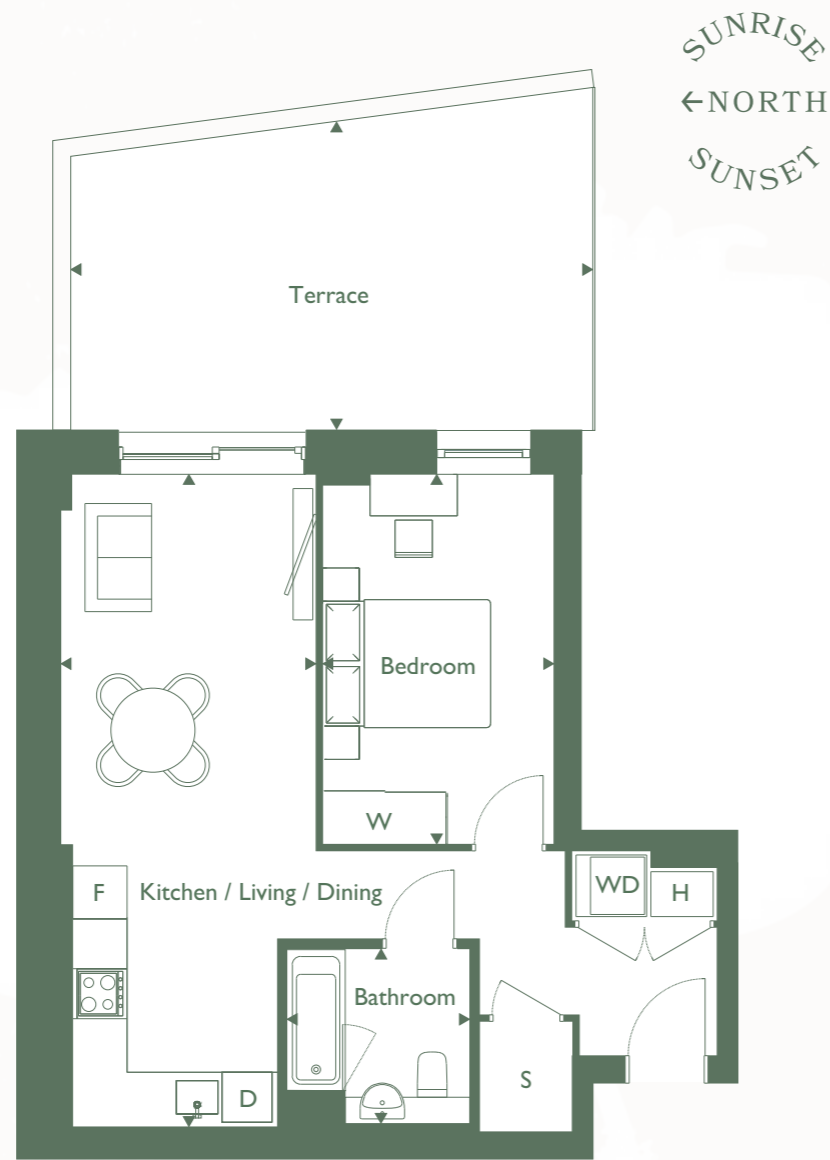


CEMBRA
APARTMENTS

CEMBRA

One bedroom apartment

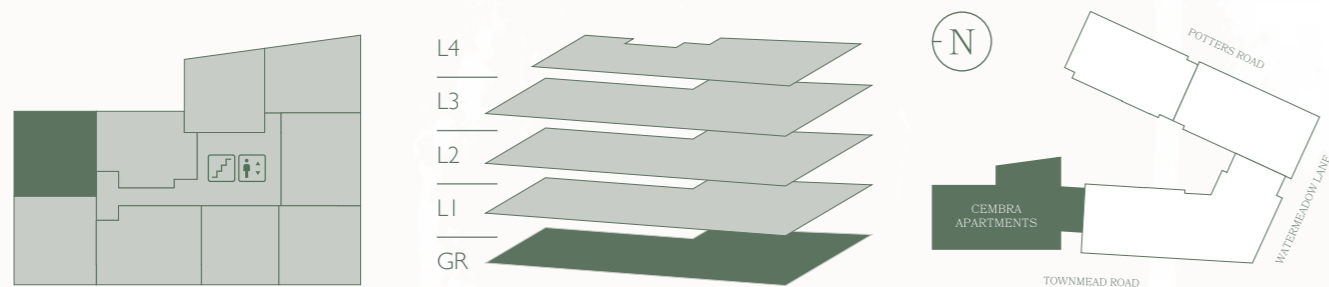
Apartment 2



Kitchen/Living/Dining	3.1m x 7.8m	10'2" x 25'6"	Internal Floor Area	51.9msq	559 sqft
Bedroom	2.9m x 3.6m	9'5" x 11'8"	External & Internal Area	75.1msq	808 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"			
Terrace:	3.7m x 6.3m	12'1" x 20'7"			

S Storage WD Washer / Dryer H Heat Interface Unit
F Fridge / Freezer DW Dishwasher W Wardrobe

Apartment position



CEMBRA

One bedroom apartment

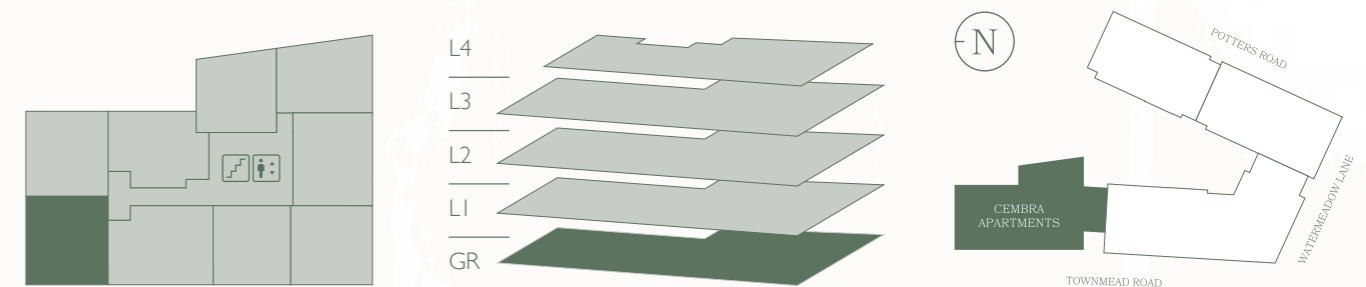
Apartment 3



Kitchen/Living/Dining	3.1m x 7.8m	10'2" x 25'6"	Internal Floor Area	53.4msq	575 sqft
Bedroom	3.0m x 4.4m	9'8" x 14'4"	External & Internal Area	66.9msq	720 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"			
Terrace:	2.0m x 6.6m	6'6" x 21'6"			

S Storage WD Washer / Dryer H Heat Interface Unit
F Fridge / Freezer DW Dishwasher W Wardrobe

Apartment position



CEMBRA

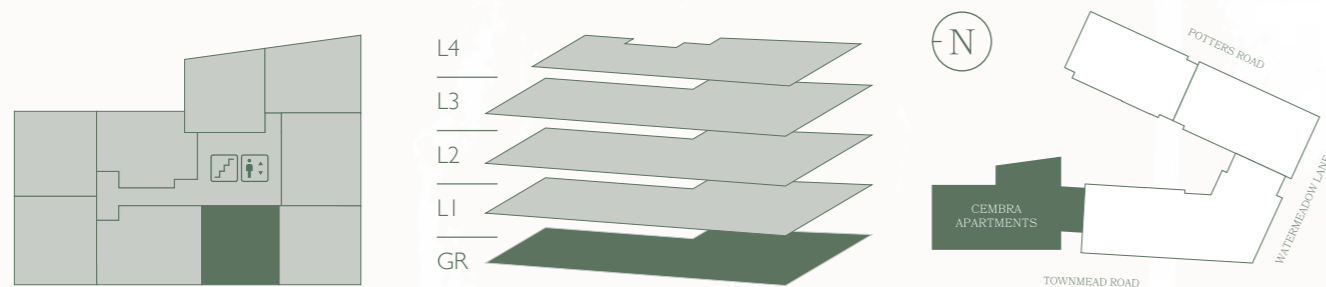
One bedroom apartment

Apartment 5



Kitchen/Living/Dining	4.4m x 6.9m	13'1" x 22'6"	Internal Floor Area	51.7msq	556 sqft
Bedroom	2.9m x 4.6m	9'5" x 15'1"	External & Internal Area	69.3msq	746 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		
Terrace:	2.0m x 8.8m	6'6" x 28'9"			

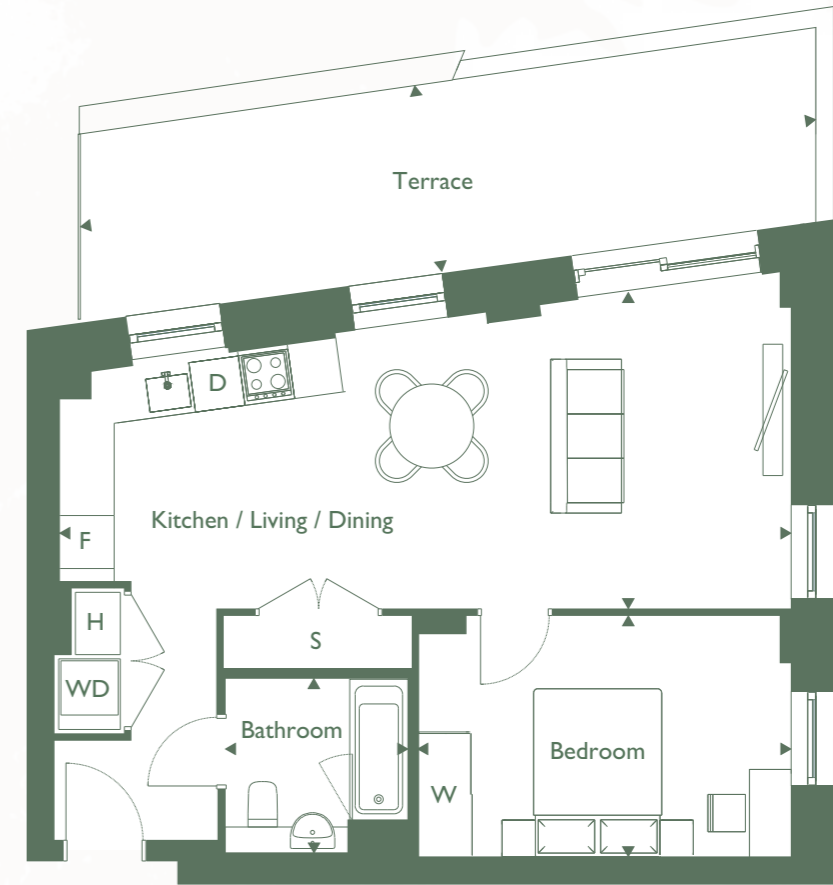
Apartment position



CEMBRA

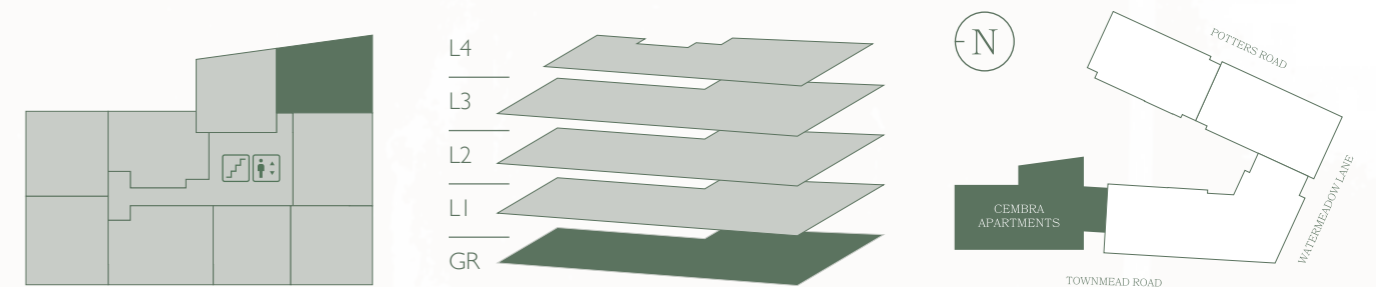
One bedroom apartment

Apartment 6



Kitchen/Living/Dining	3.8m x 8.8m	12'5" x 28'9"	Internal Floor Area	56.7msq	610 sqft
Bedroom	2.9m x 4.5m	9'5" x 14'8"	External & Internal Area	77.7msq	836 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		
Terrace:	2.3m x 8.9m	7'5" x 29'2"			

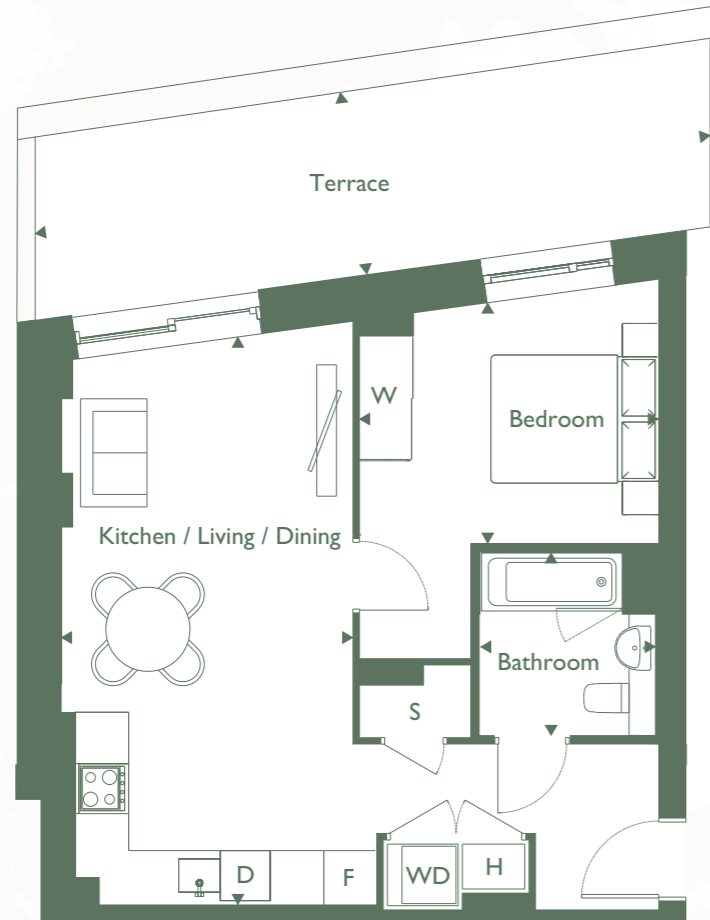
Apartment position



CEMBRA

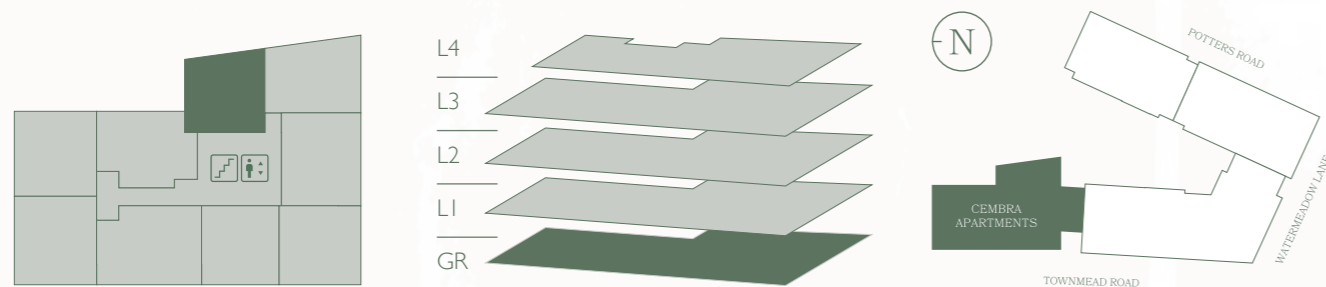
One bedroom apartment

Apartment 7



Kitchen/Living/Dining	3.5m x 6.8m	11'5" x 22'3"	Internal Floor Area	50.9msq	548 sqft
Bedroom	2.9m x 3.6m	9'5" x 11'8"	External & Internal Area	69.1msq	744 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"			
Terrace:	2.2m x 8.2m	7'2" x 26'9"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		

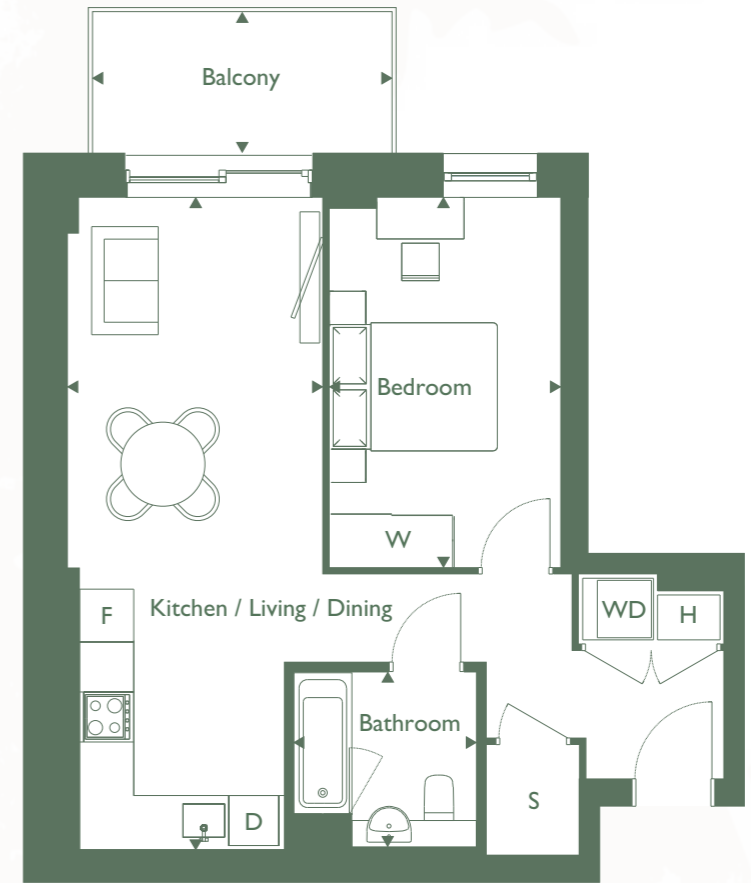
Apartment position



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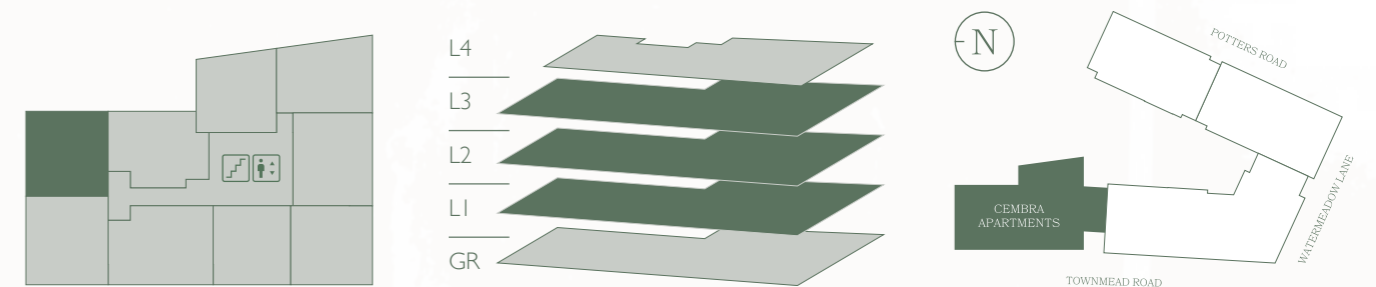
One bedroom apartment

Apartment 9, 18 & 27



Kitchen/Living/Dining	3.1m x 7.8m	10'2" x 25'6"	Internal Floor Area	51.9msq	559 sqft
Bedroom	2.9m x 3.6m	9'5" x 11'8"	External & Internal Area	58.0msq	624 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"			
Balcony	1.7m x 3.6m	5'6" x 11'8"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		

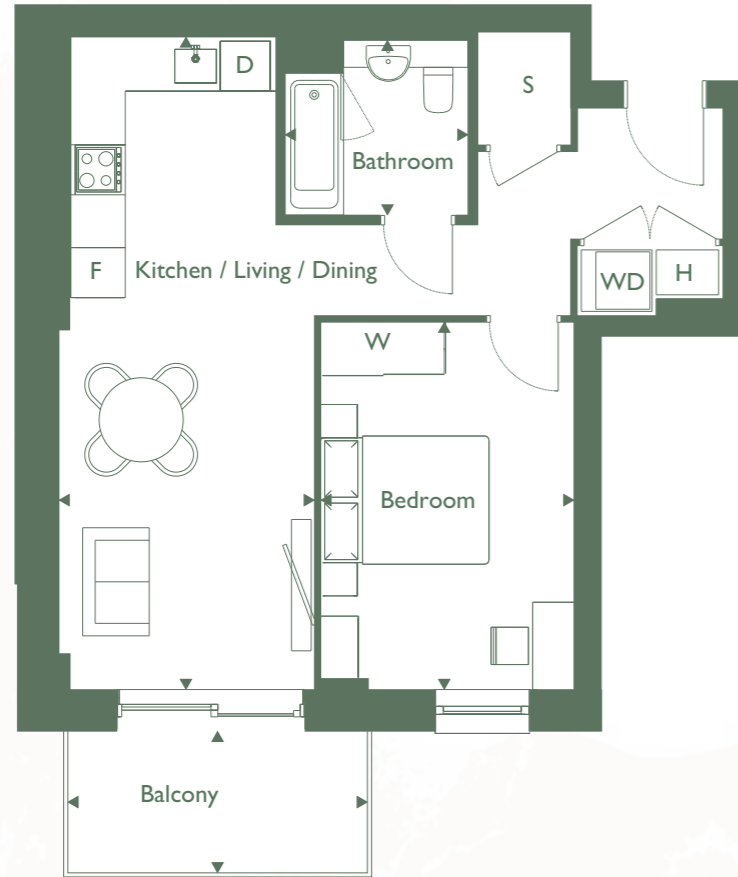
Apartment position



CEMBRA

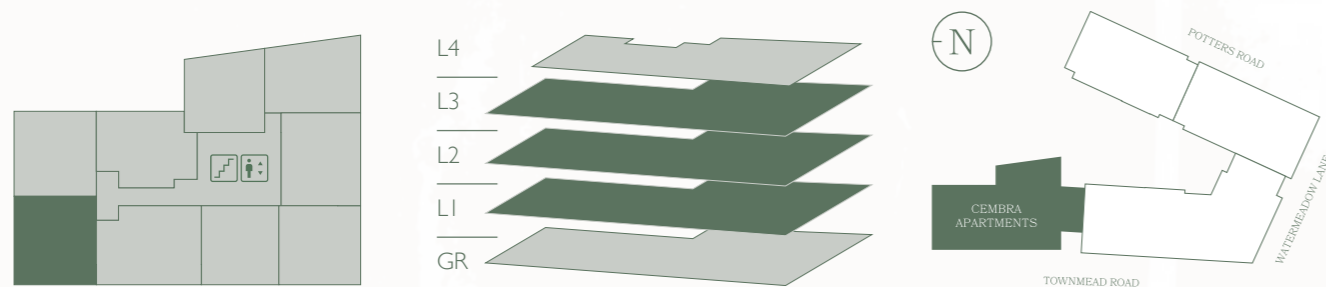
One bedroom apartment

Apartment 10, 19 & 28



Kitchen/Living/Dining	3.1m x 7.8m	10'2" x 25'6"	Internal Floor Area	53.4msq	575 sqft
Bedroom	3.0m x 4.4m	9'8" x 14'4"	External & Internal Area	59.5msq	640 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"	S Storage WD Washer / Dryer H Heat Interface Unit		
Balcony	1.7m x 3.6m	5'6" x 11'8"	F Fridge / Freezer DW Dishwasher W Wardrobe		

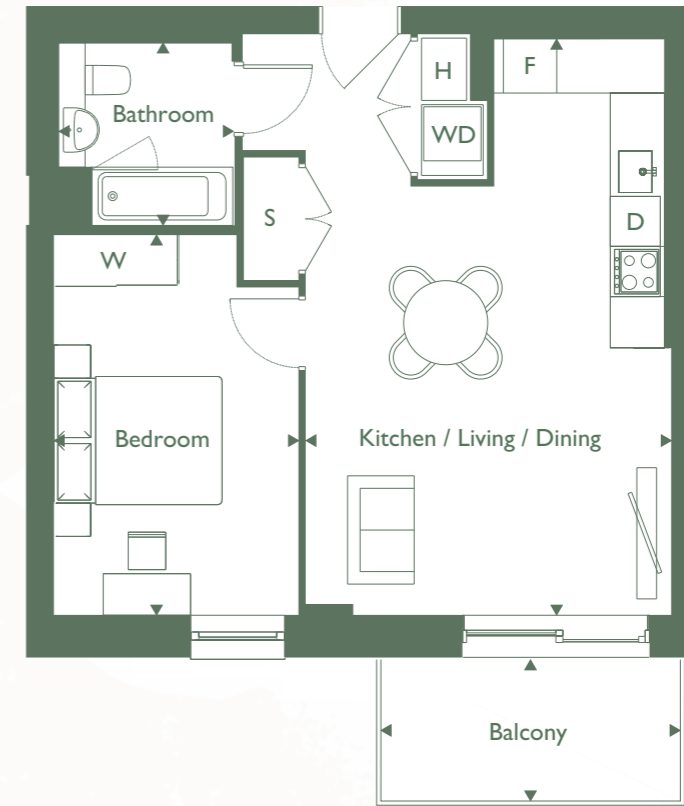
Apartment position



CEMBRA

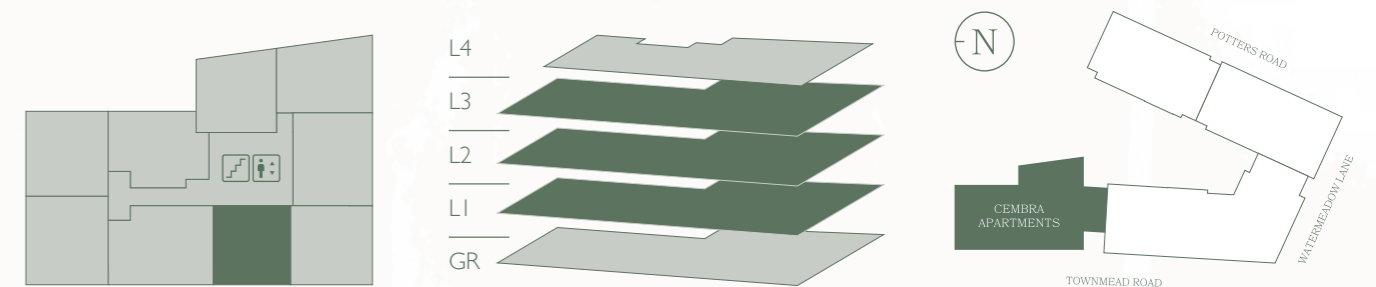
One bedroom apartment

Apartment 12, 21 & 30



Kitchen/Living/Dining	4.4m x 6.9m	13'1" x 22'6"	Internal Floor Area	51.7msq	556 sqft
Bedroom	2.9m x 4.6m	9'5" x 15'1"	External & Internal Area	57.8msq	622 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"	S Storage WD Washer / Dryer H Heat Interface Unit		
Balcony	1.7m x 3.6m	5'6" x 11'8"	F Fridge / Freezer DW Dishwasher W Wardrobe		

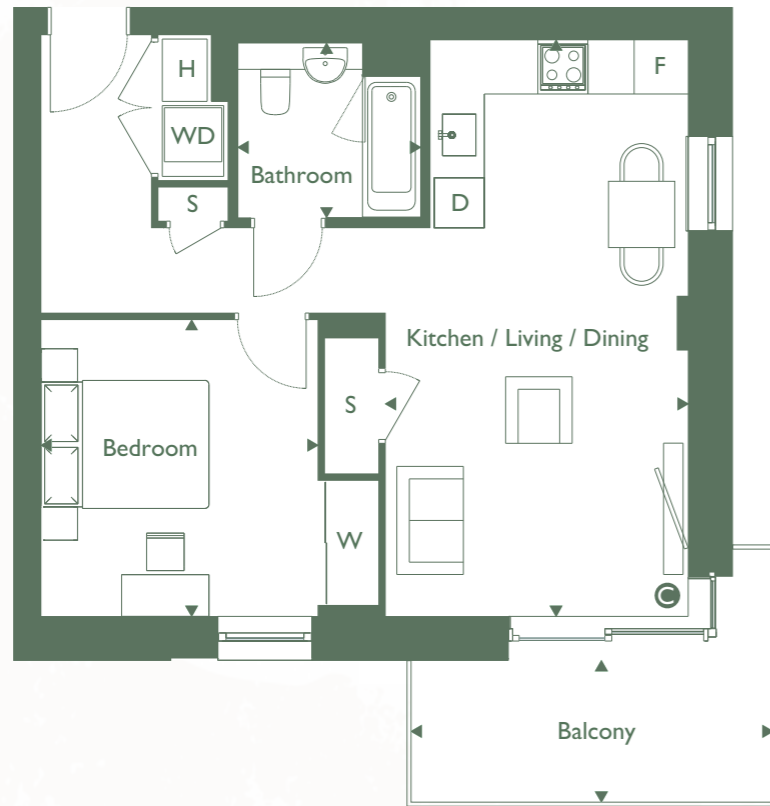
Apartment position



CEMBRA

One bedroom apartment

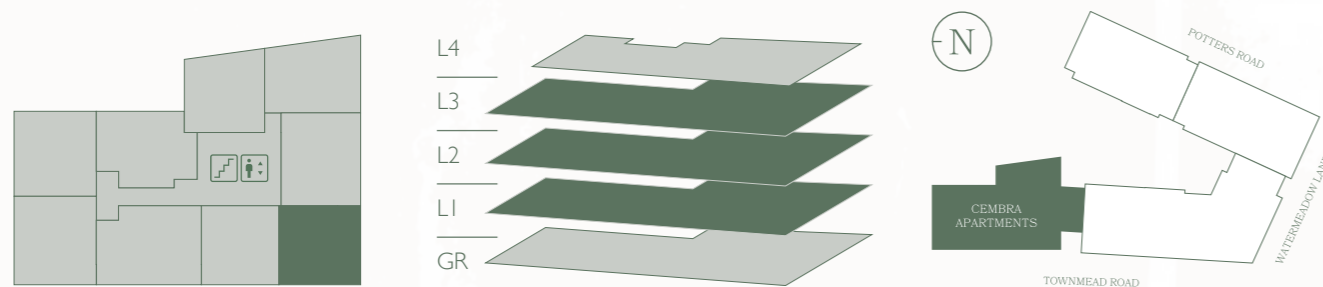
Apartment 13, 22 & 31



Kitchen/Living/Dining	3.6m x 6.9m	11'8" x 22'6"	Internal Floor Area	54.4msq	586 sqft
Bedroom	3.3m x 3.5m	10'8" x 11'5"	External & Internal Area	61.7msq	664 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"			
Balcony	1.7m x 4.3m	5'6" x 14'1"			

S Storage WD Washer / Dryer H Heat Interface Unit
F Fridge / Freezer DW Dishwasher W Wardrobe C Column

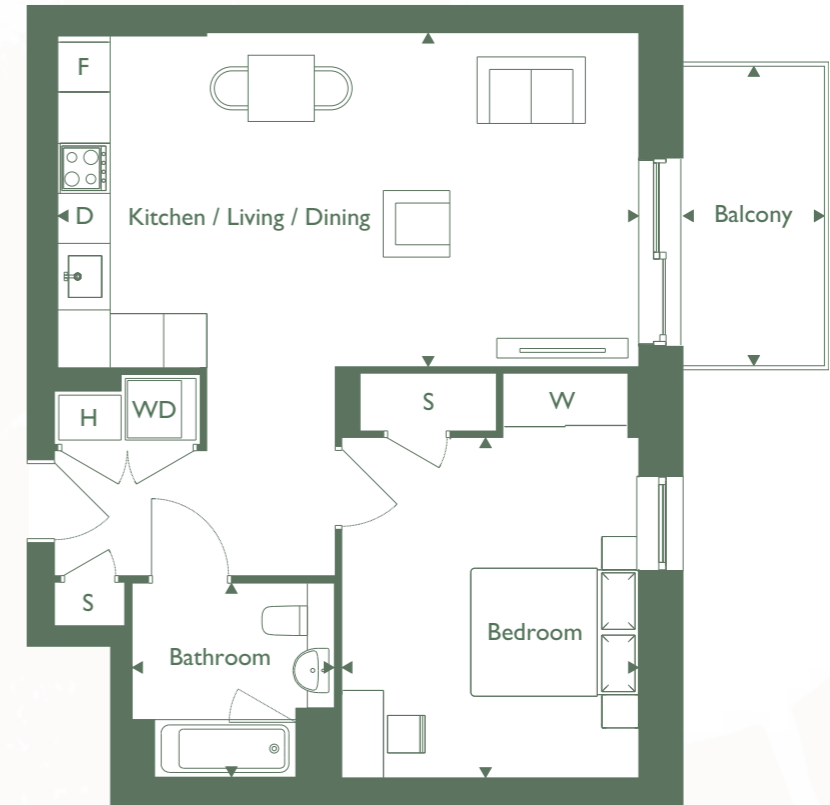
Apartment position



CEMBRA

One bedroom apartment

Apartment 14, 23 & 32

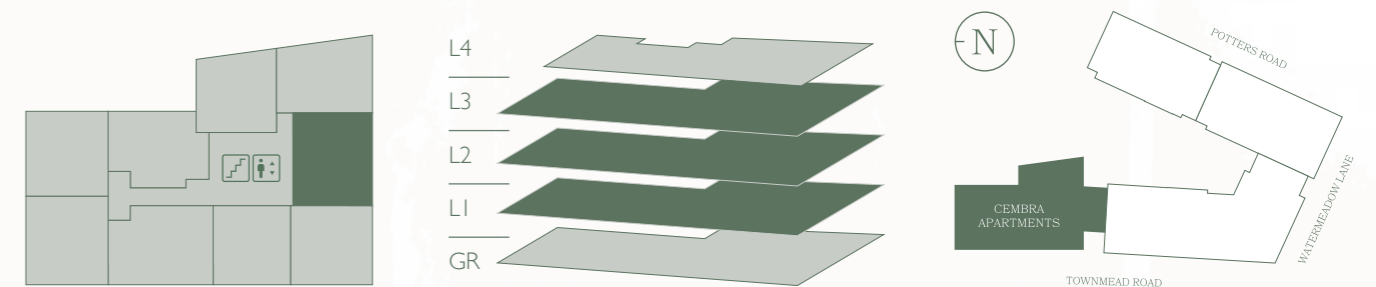


Kitchen/Living/Dining	4.0m x 7.0m	13'2" x 22'1"	Internal Floor Area	61.2msq	659 sqft
Bedroom	3.6m x 4.1m	11'8" x 13'5"	External & Internal Area	67.3msq	724 sqft
Bathroom	2.4m x 2.4m	7'9" x 7'9"			
Balcony	1.7m x 3.6m	5'6" x 11'8"			



S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe

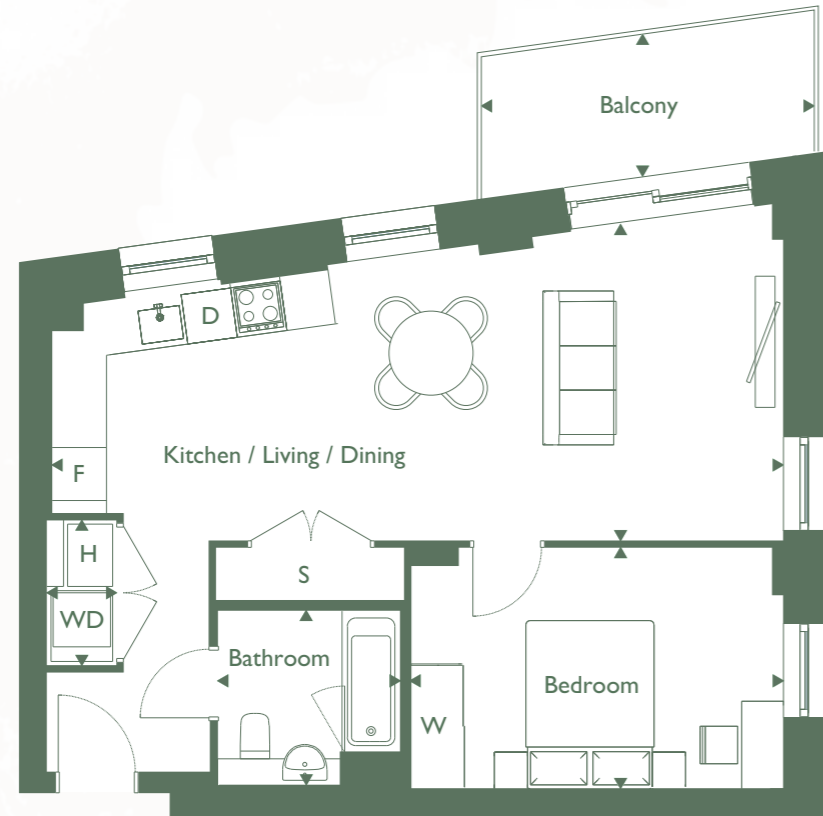
Apartment position



CEMBRA

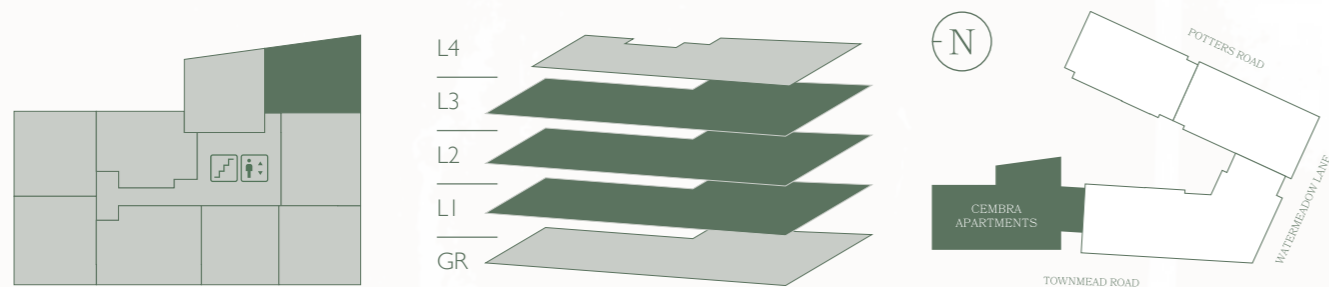
One bedroom apartment

Apartment 15, 24 & 33



Kitchen/Living/Dining	3.8m x 8.8m	12'5" x 28'9"	Internal Floor Area	56.7msq	610 sqft
Bedroom	2.9m x 4.5m	9'5" x 14'8"	External & Internal Area	63.5msq	684 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		
Balcony	1.7m x 4.0m	5'6" x 13'1"			

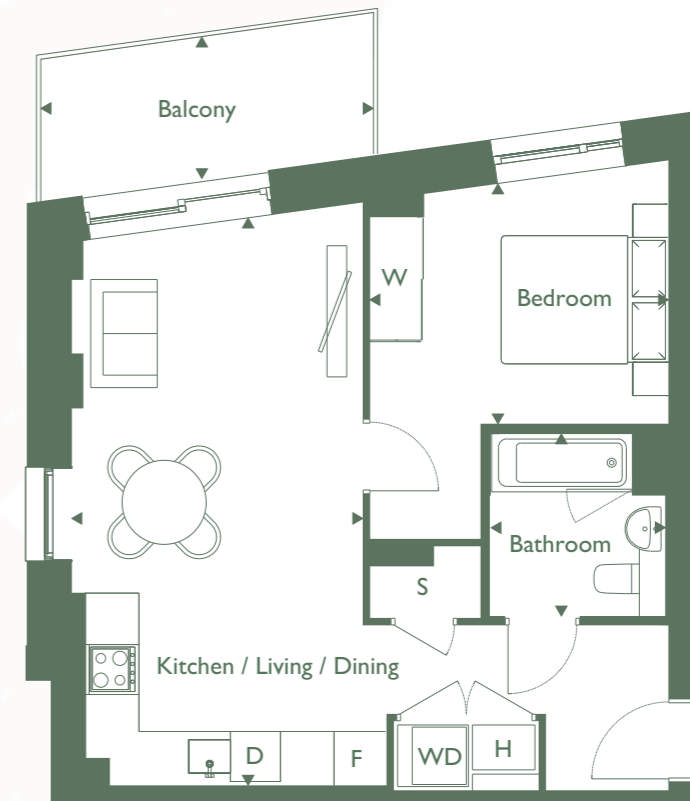
Apartment position



CEMBRA

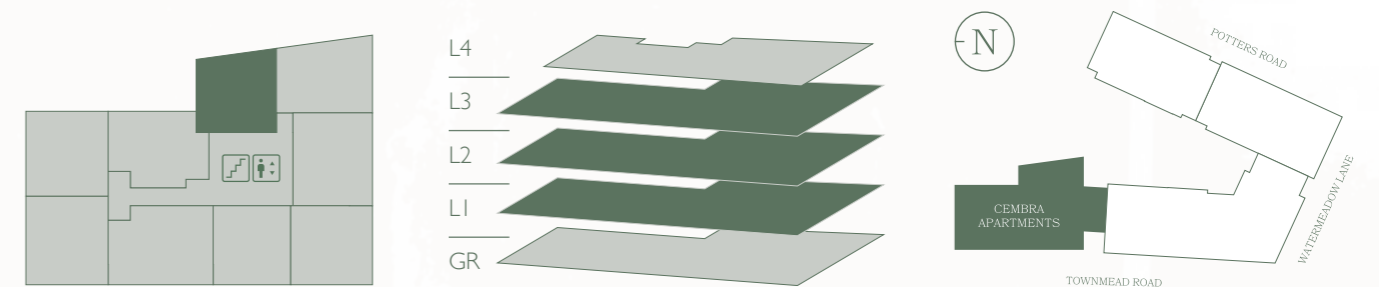
One bedroom apartment

Apartment 16, 25 & 34



Kitchen/Living/Dining	3.5m x 6.8m	11'5" x 22'3"	Internal Floor Area	50.9msq	548 sqft
Bedroom	2.9m x 3.6m	9'5" x 11'8"	External & Internal Area	57.7msq	621 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		
Balcony	1.7m x 4.0m	5'6" x 13'1"			

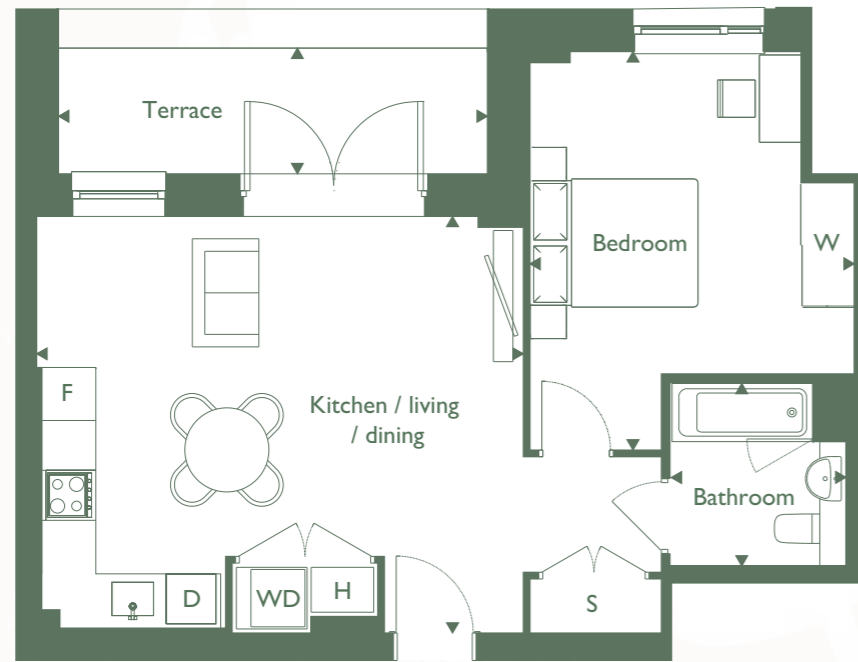
Apartment position



CEMBRA

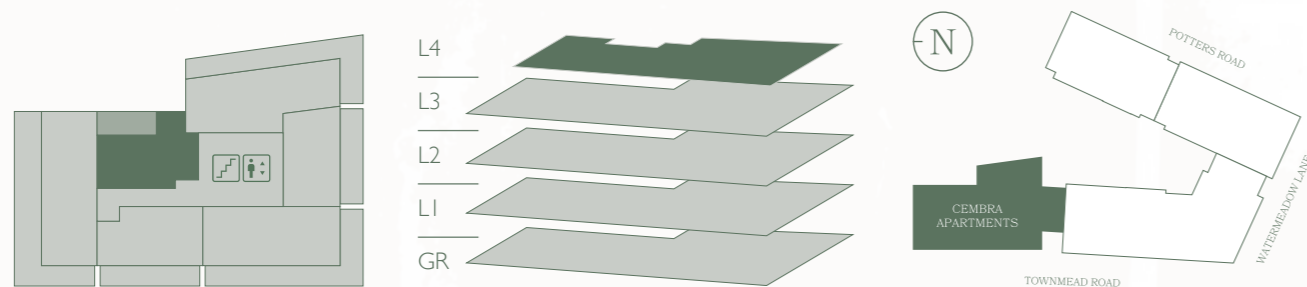
One bedroom apartment

Apartment 35



Kitchen/Living/Dining	5.0m x 5.9m	16'4" x 19'4"	Internal Floor Area	51.7msq	556 sqft
Bedroom	3.9m x 4.8m	12'8" x 15'7"	External & Internal Area	59.5msq	640 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"			
Terrace:	1.5m x 5.2m	4'9" x 17'1"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		

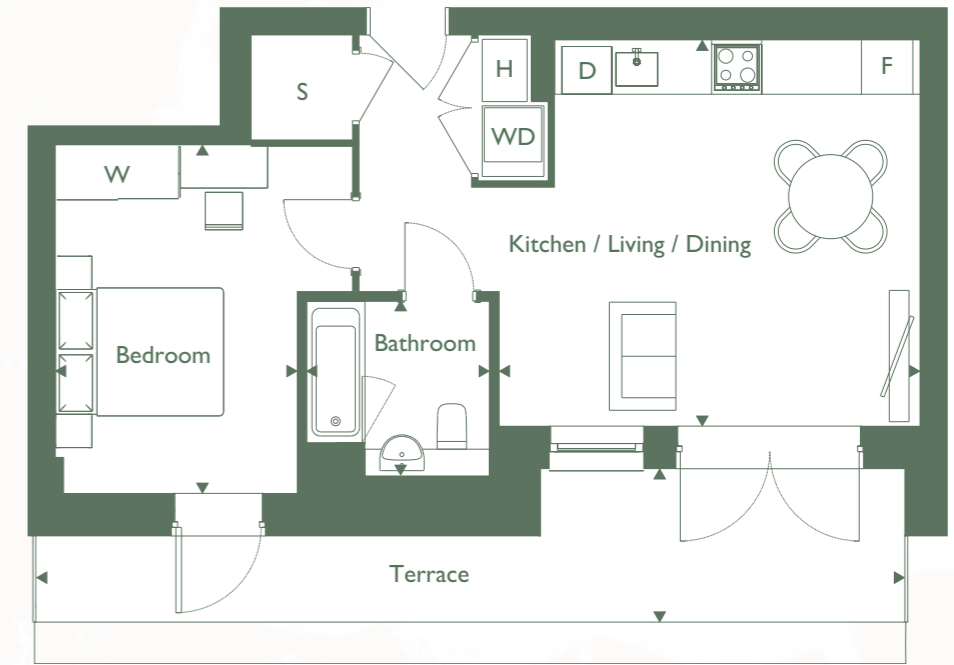
Apartment position



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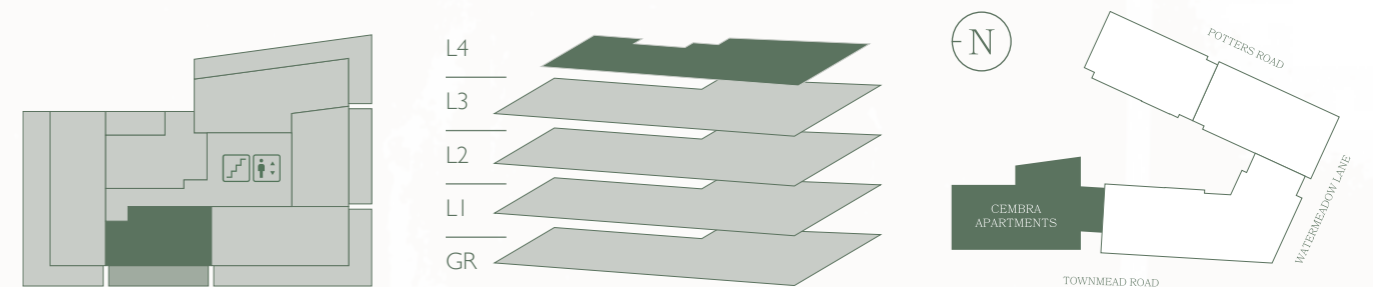
One bedroom apartment

Apartment 37



Kitchen/Living/Dining	4.7m x 5.1m	15'4" x 16'7"	Internal Floor Area	50.0msq	538 sqft
Bedroom	2.9m x 4.2m	9'5" x 13'8"	External & Internal Area	64.4msq	693 sqft
Bathroom	2.1m x 2.2m	6'9" x 6'6"			
Terrace:	1.8m x 10.5m	5'9" x 34'4"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		

Apartment position

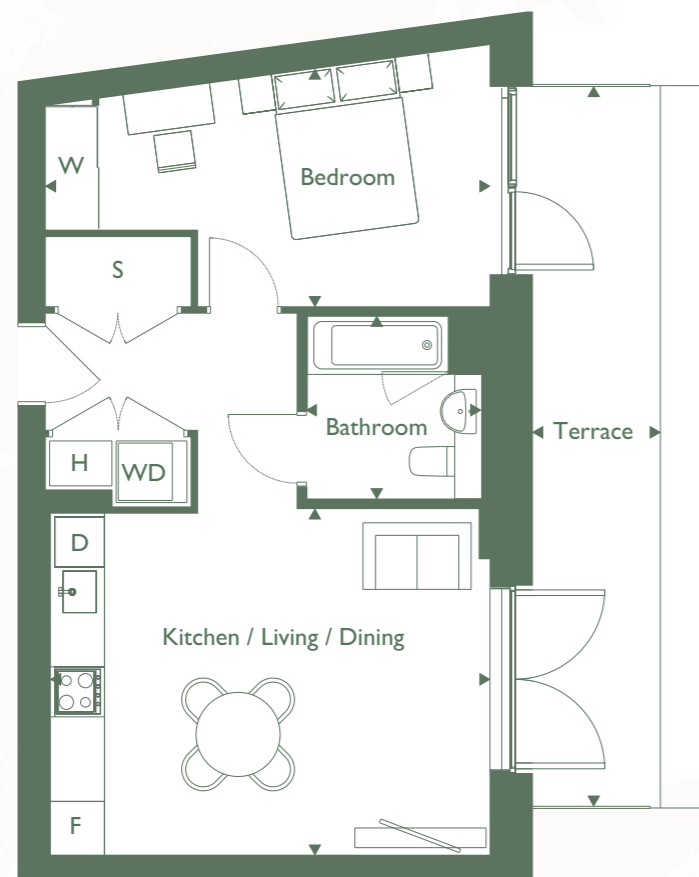


C E M B R A

One bedroom apartment

Apartment 39

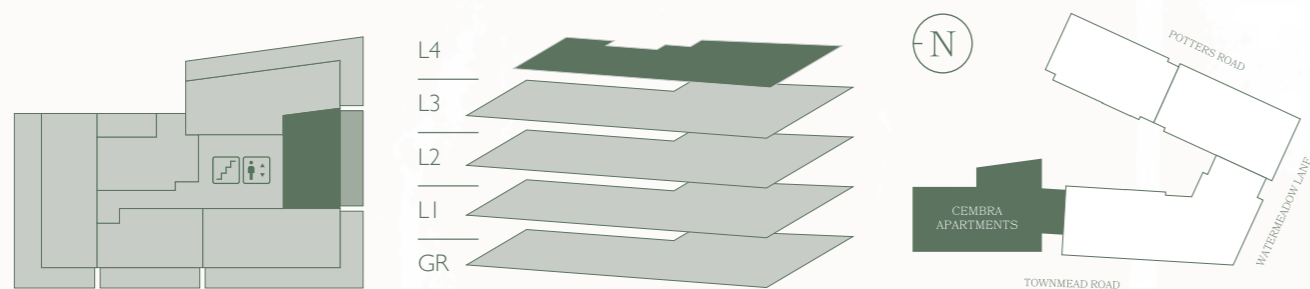
SUNRISE
← NORTH
SUNSET



Kitchen/Living/Dining	4.1m x 5.3m	13'5" x 17'4"	Internal Floor Area	50.1msq	539 sqft
Bedroom	2.9m x 5.3m	9'5" x 17'4"	External & Internal Area	63.4msq	682 sqft
Bathroom	2.1m x 2.2m	6'9" x 6'6"			
Terrace:	1.5m x 8.7m	4'9" x 28'5"			

S Storage WD Washer / Dryer H Heat Interface Unit
F Fridge / Freezer DW Dishwasher W Wardrobe

Apartment position





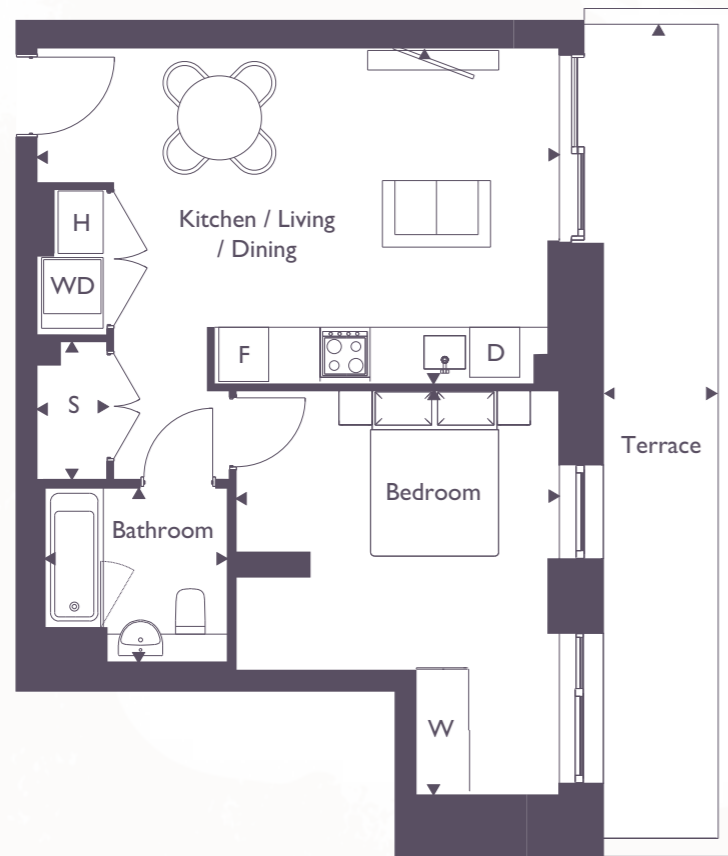
BOTANICA
APARTMENTS



BOTANICA

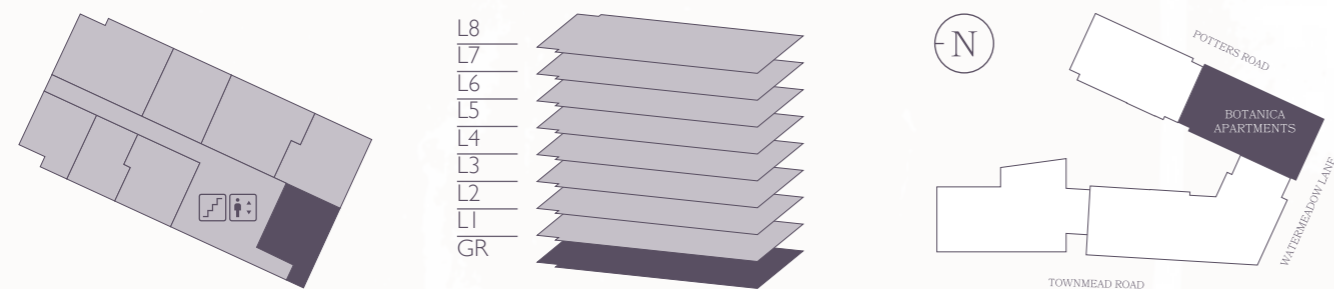
One bedroom apartment

Apartment 1



Kitchen/Living/Dining	4.0m x 6.3m	13'1" x 20'7"	Internal Floor Area	50.1msq	539 sqft
Bedroom	3.9m x 4.8m	12'8" x 15'7"	External & Internal Area	63.6msq	684 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'2"	S Storage WD Washer / Dryer H Heat Interface Unit		
Terrace	1.4m x 9.8m	4'6" x 32'2"	F Fridge / Freezer DW Dishwasher W Wardrobe		

Apartment position



BOTANICA

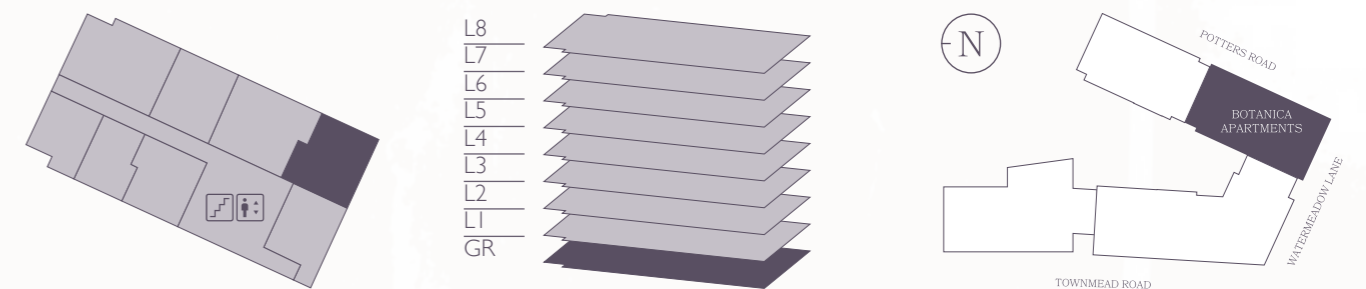
One bedroom apartment

Apartment 2



Kitchen/Living/Dining	3.6m x 7.5m	11'8" x 24'6"	Internal Floor Area	54.9msq	591 sqft
Bedroom	3.0m x 4.7m	9'8" x 15'4"	External & Internal Area	72.8msq	784 sqft
Bathroom	2.1m x 2.2m	6'9" x 7'5"	S Storage WD Washer / Dryer H Heat Interface Unit		
Terrace	1.4m x 7.7m	4'6" x 25'3"	F Fridge / Freezer DW Dishwasher W Wardrobe C Column		

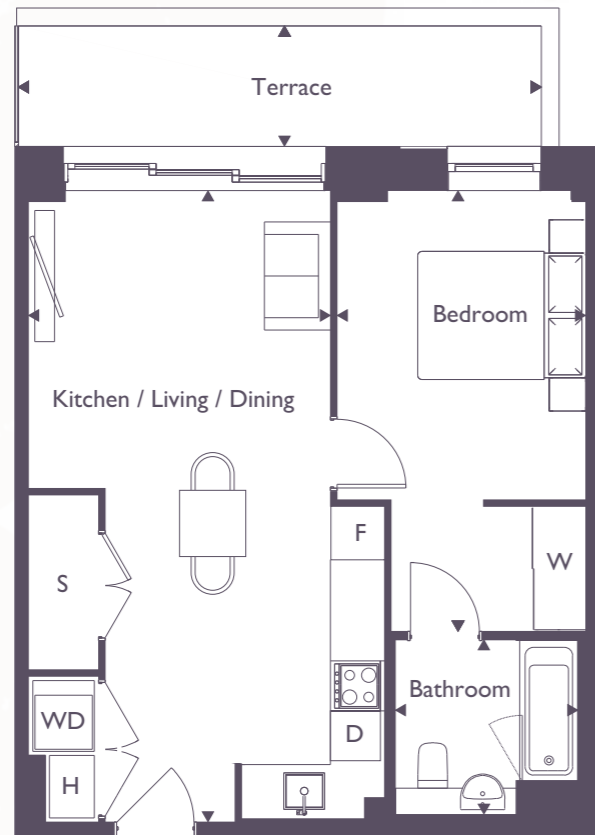
Apartment position



BOTANICA

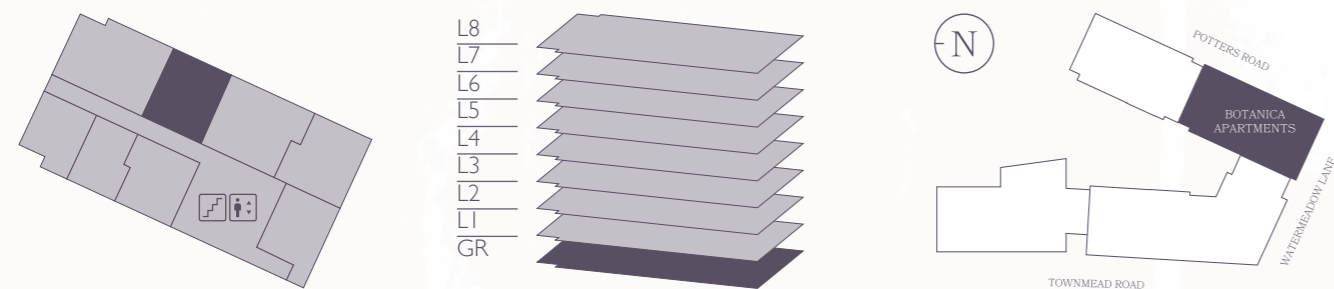
One bedroom apartment

Apartment 4



Kitchen/Living/Dining	3.6m x 7.6m	11'8" x 24'9"	Internal Floor Area	50.8msq	547 sqft
Bedroom	3.0m x 5.2m	9'8" x 17'1"	External & Internal Area	59.8msq	644 sqft
Bathroom	2.1m x 2.2m	6'9" x 6'6"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		
Terrace	1.5m x 6.2m	4'9" x 20'3"			

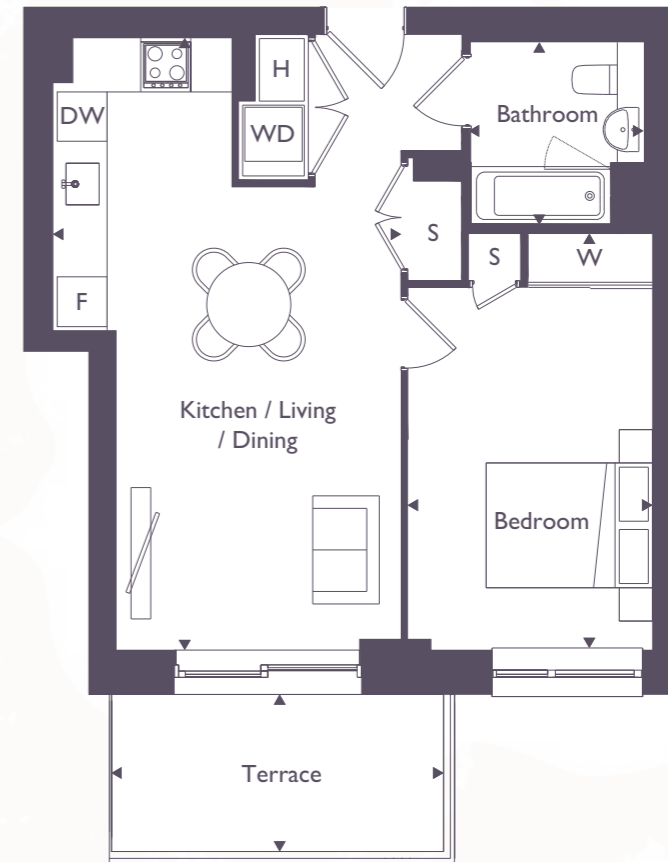
Apartment position



BOTANICA

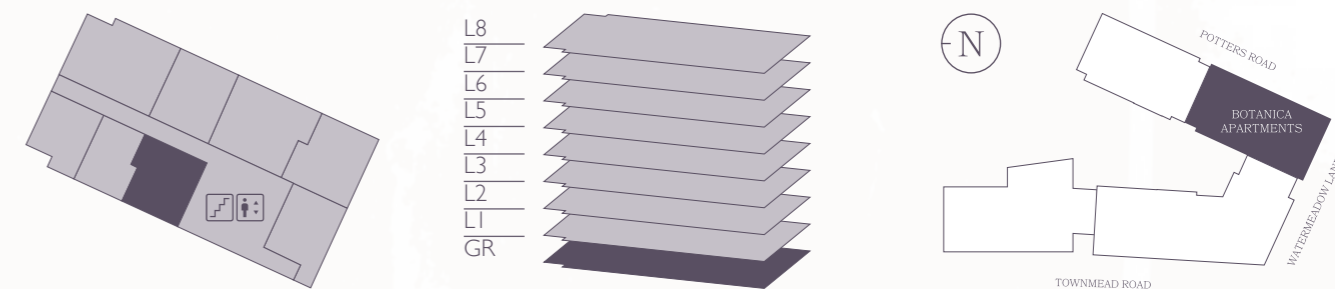
One bedroom apartment

Apartment 9



Kitchen/Living/Dining	4.2m x 7.4m	13'8" x 24'3"	Internal Floor Area	50.6msq	545 sqft
Bedroom	2.9m x 5.0m	9'5" x 16'4"	External & Internal Area	58.1msq	625 sqft
Bathroom	2.9m x 5.0m	9'5" x 16'4"	S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe		
Terrace	1.9m x 4.0m	6'2" x 13'1"			

Apartment position

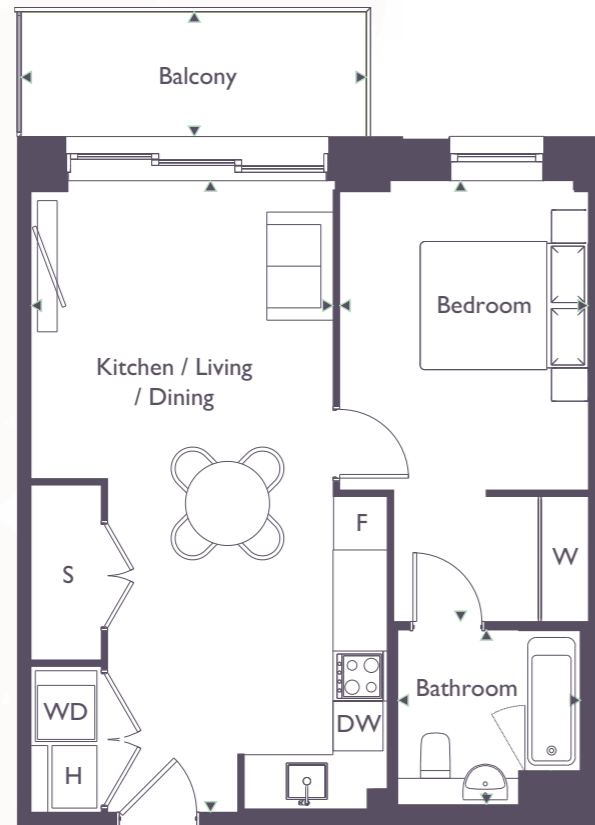


BOTANICA

One bedroom apartment

Apartment 13

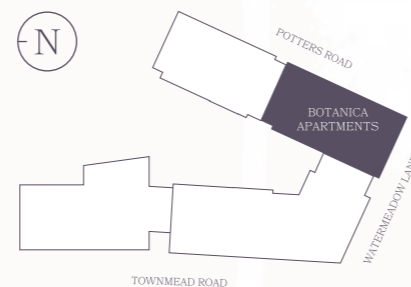
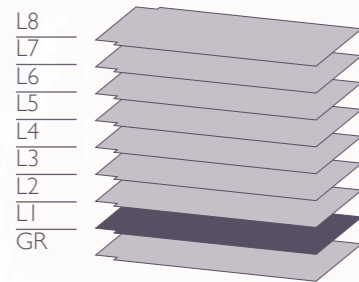
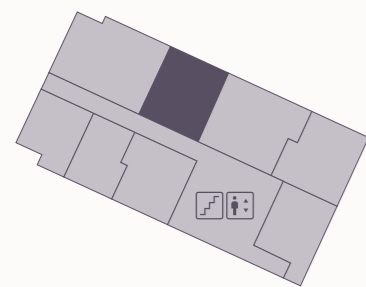
SUNRISE
← NORTH
SUNSET



Kitchen/Living/Dining	3.6m x 7.6m	11'8" x 24'9"	Internal Floor Area	50.8msq	547 sqft
Bedroom	3.0m x 5.2m	9'8" x 17'1"	External & Internal Area	57.1msq	615 sqft
Bathroom	2.1m x 2.2m	6'9" x 6'6"			
Balcony	1.5m x 4.2m	4'9" x 14'1"			

S Storage WD Washer / Dryer H Heat Interface Unit
F Fridge / Freezer DW Dishwasher W Wardrobe

Apartment position





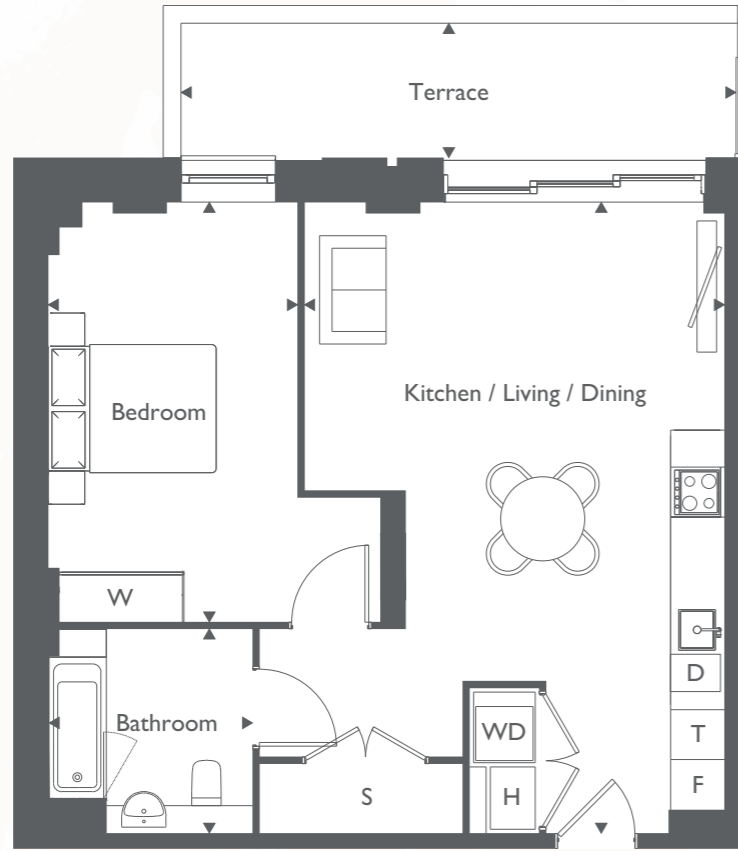
ANDRENA
APARTMENTS



ANDRENA

One bedroom apartment

Apartment 2



SUNRISE
← NORTH
SUNSET

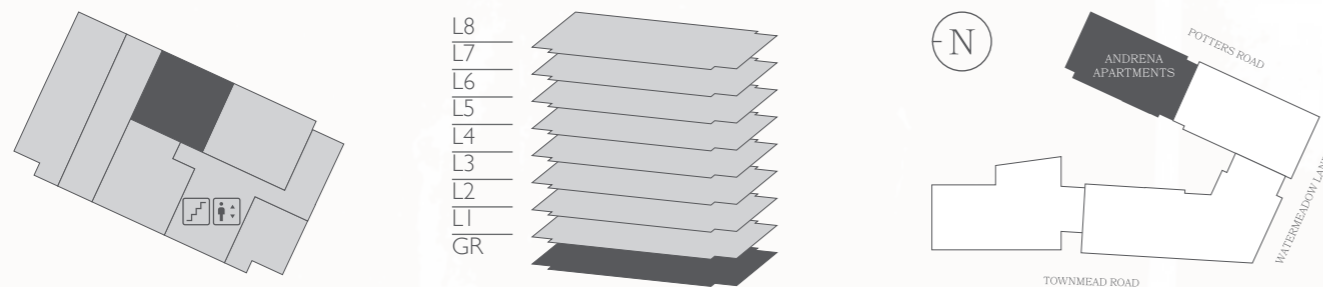
Kitchen/Living/Dining	5.1m x 7.6m	16'7" x 24'9"	Internal Floor Area	60.4msq	650 sqft
Bedroom	3.0m x 5.1m	9'8" x 16'7"	External & Internal Area	71.2msq	766 sqft
Bathroom	2.4m x 2.5m	7'8" x 8'2"			
Terrace	1.6m x 6.7m	5'2" x 22'0"			



Wheelchair adaptable home

S Storage WD Washer / Dryer H Heat Interface Unit F Fridge / Freezer DW Dishwasher W Wardrobe

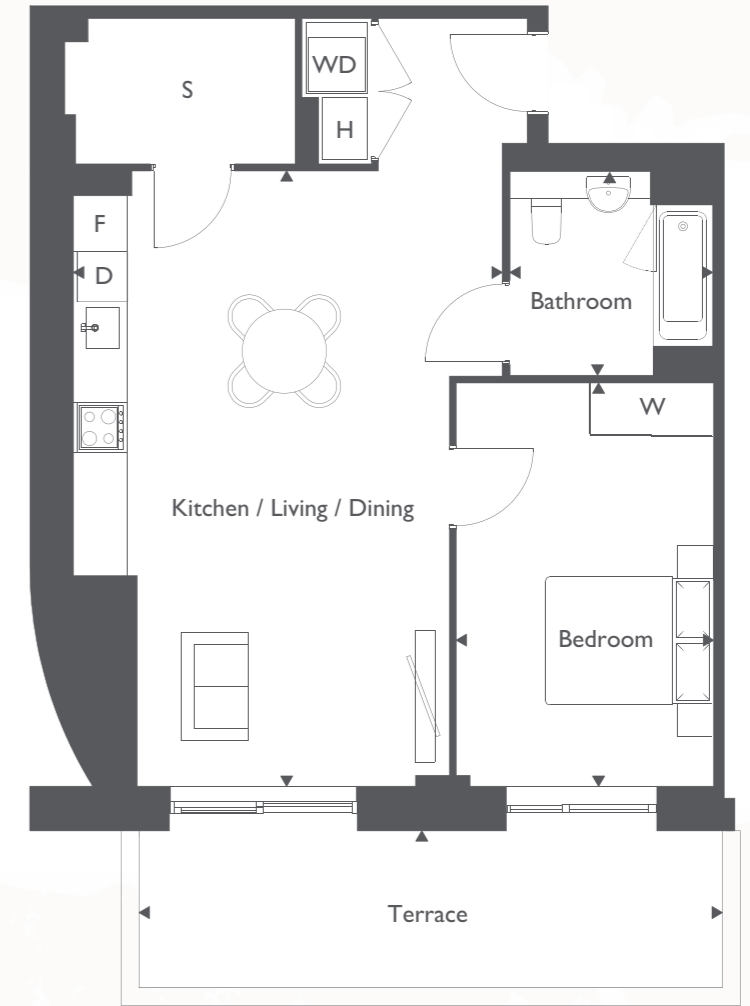
Apartment position



ANDRENA

One bedroom apartment

Apartment 3



SUNRISE
← NORTH
SUNSET

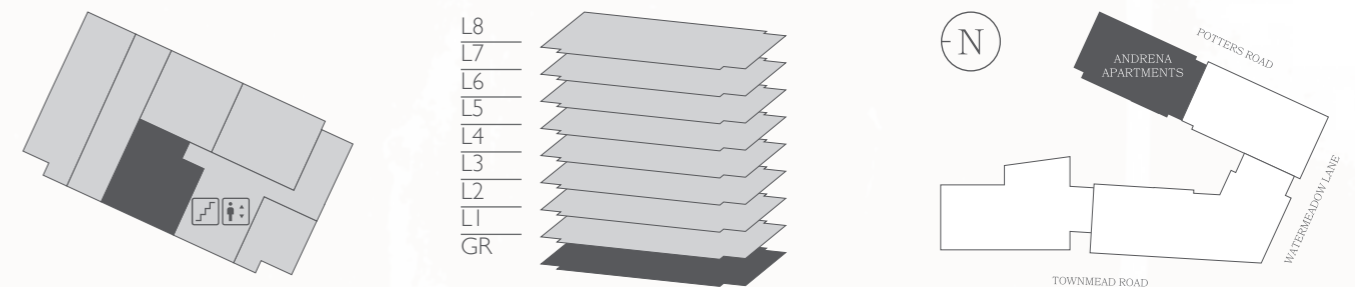
Kitchen/Living/Dining	5.1m x 7.4m	16'7" x 24'3"	Internal Floor Area	66.8msq	719 sqft
Bedroom	3.1m x 4.9m	10'2" x 16'1"	External & Internal Area	80.0msq	861 sqft
Bathroom	2.4m x 2.5m	7'8" x 8'2"			
Terrace	1.9m x 7.0m	6'2" x 23'0"			



Wheelchair adaptable home

S Storage WD Washer / Dryer 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.

[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](#)





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.