

SW6

# CHELSEA BOTANICA

THE SHARED OWNERSHIP EDITION  
WHEELCHAIR ADAPTABLE HOMES

 Peabody



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# 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.



ROOTED IN  
THE HEART  
OF LONDON

Image is a computer generated artist impression



## GETTING AROUND TOWN

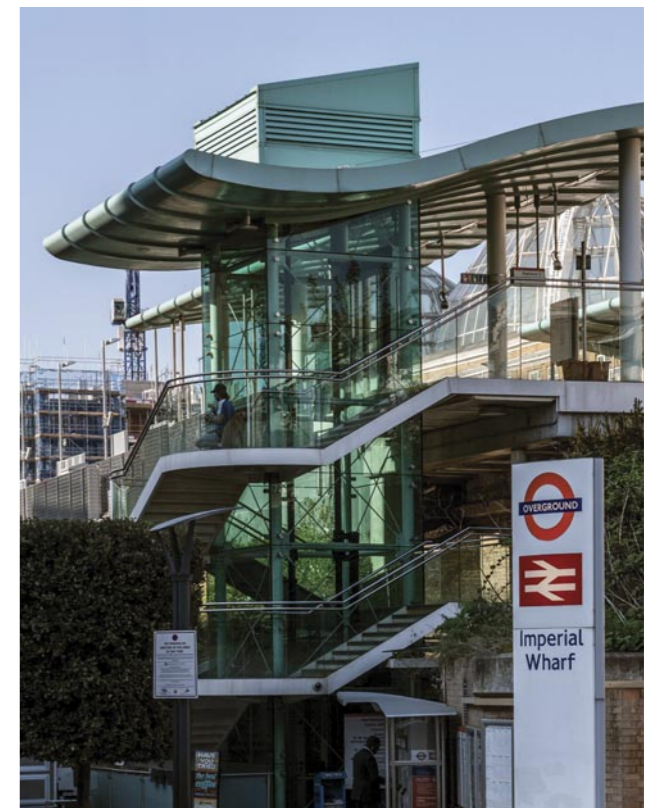
Getting places from Chelsea Botanica couldn't be simpler. You'll be living near Chelsea Harbour, where you can take a scenic Thames Clipper ride along the river and enjoy stunning views of the city's landmarks.

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





# FIND YOUR ROUTE



## 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



## 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



## 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
- Antico 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

### 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



# 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



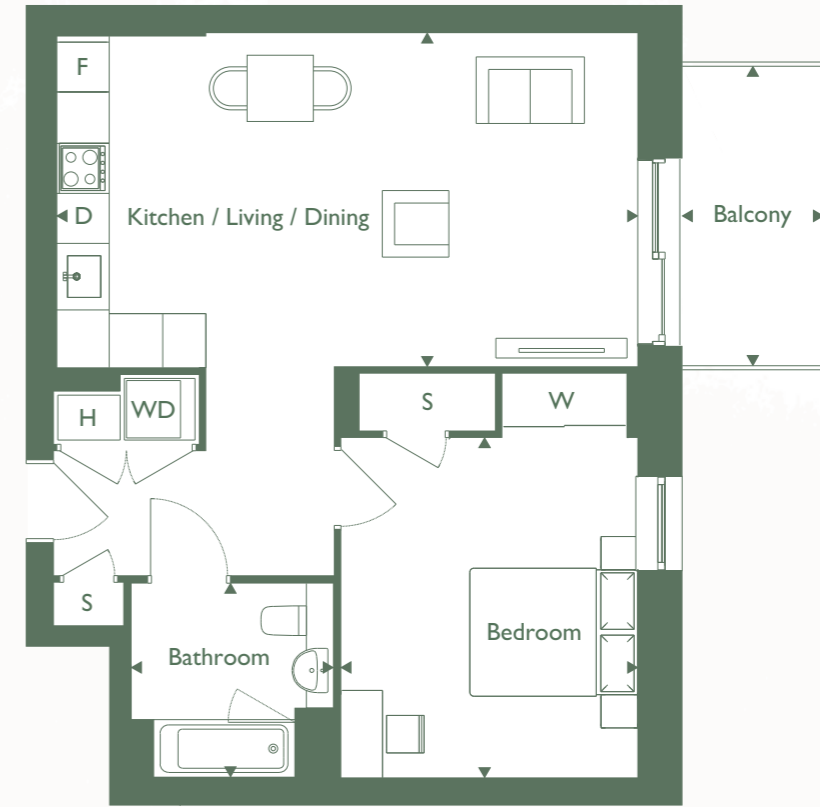
SUNRISE  
← NORTH  
SUNSET

# CEMBRA

One bedroom apartment

Apartment 14, 23 & 32

SUNRISE  
← NORTH  
SUNSET

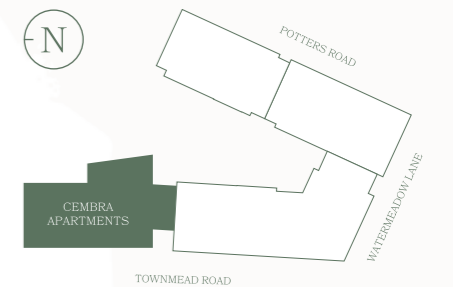
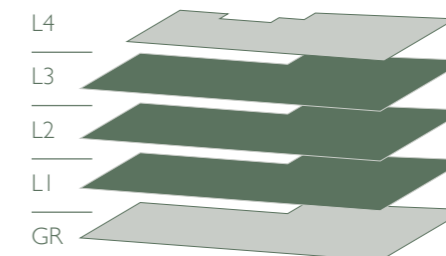
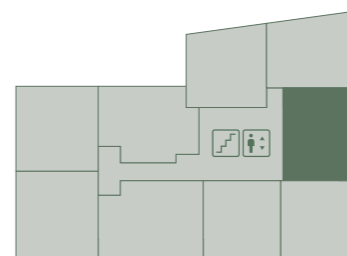


<b>Kitchen/Living/Dining</b>	4.0m x 7.0m	13'2" x 22'1"	<b>Internal Floor Area</b>	61.2msq	659 sqft
<b>Bedroom</b>	3.6m x 4.1m	11'8" x 13'5"	<b>External &amp; Internal Area</b>	67.3msq	724 sqft
<b>Bathroom</b>	2.4m x 2.4m	7'9" x 7'9"			
<b>Balcony</b>	1.7m x 3.6m	5'6" x 11'8"			



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

## Apartment position



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

# 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"

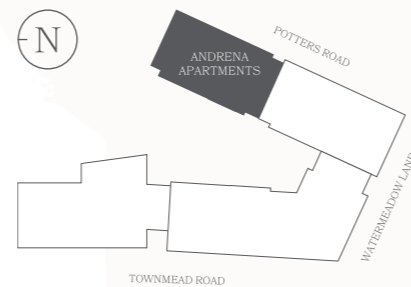
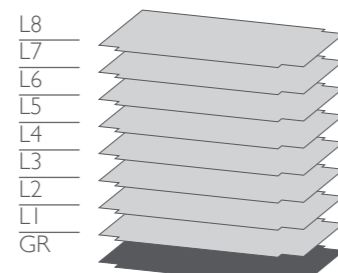
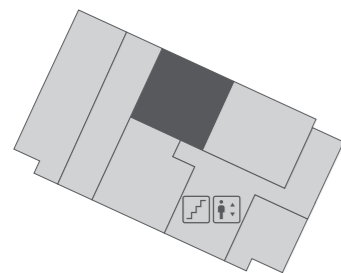
<b>Internal Floor Area</b>	60.4msq	650 sqft
<b>External &amp; Internal Area</b>	71.2msq	766 sqft



Wheelchair adaptable home

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

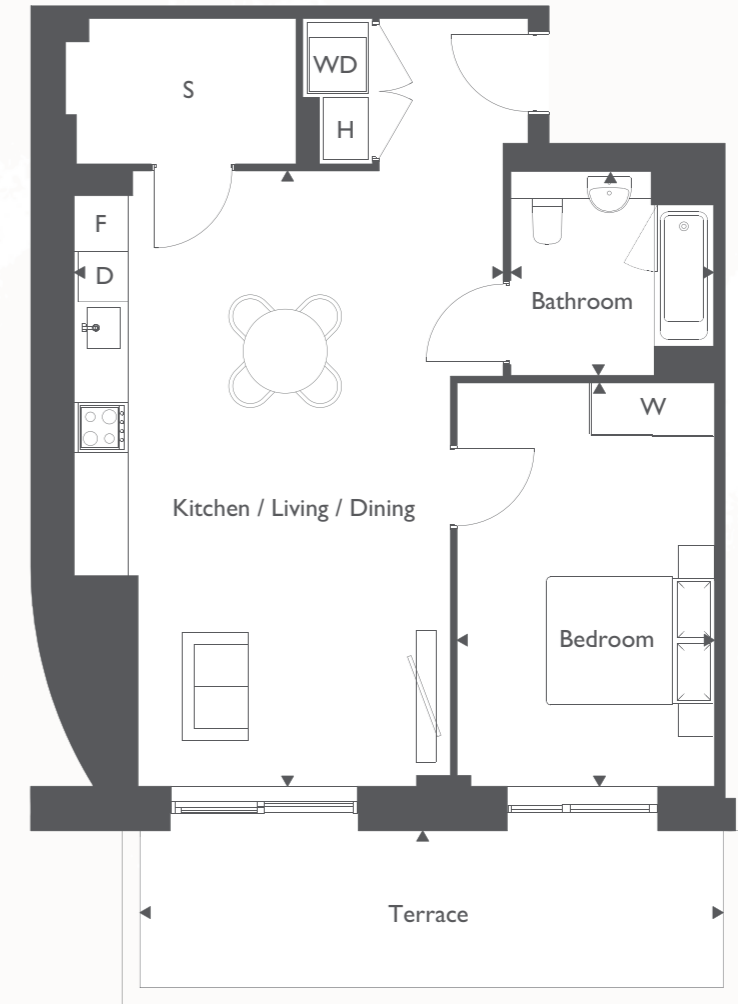
Apartment position



# ANDRENA

One bedroom apartment

Apartment 3



SUNRISE  
← NORTH  
SUNSET

<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"

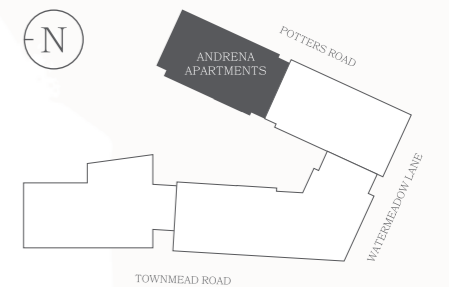
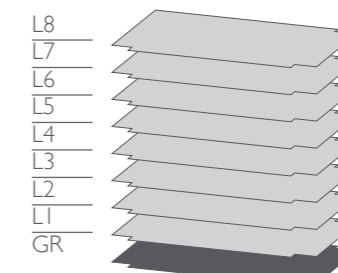
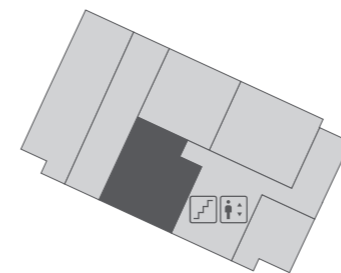
<b>Internal Floor Area</b>	66.8msq	719 sqft
<b>External &amp; Internal Area</b>	80.0msq	861 sqft



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.



Scan 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.



Scan here to find out more





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