







## **CHELSEA ISLAND**

A timeless, elegant, yet effortlessly modern development in the perfect Chelsea location.

Designed by globally renowned architects Arney Fender Katsalidis, Chelsea Island is a celebration of understated and quintessentially British style, and includes three classically-proportioned penthouses in one of London's most prominent and sought-after addresses.

Chelsea Island has been carefully designed with every detail in mind, including generous proportions and large feature windows creating an abundance of natural light. Residents will enjoy engaging living spaces and exclusive use of the gymnasium, concierge and expansive private gardens, featuring a stunning sixth floor rooftop garden created by celebrated couture floral designer, Neill Strain.



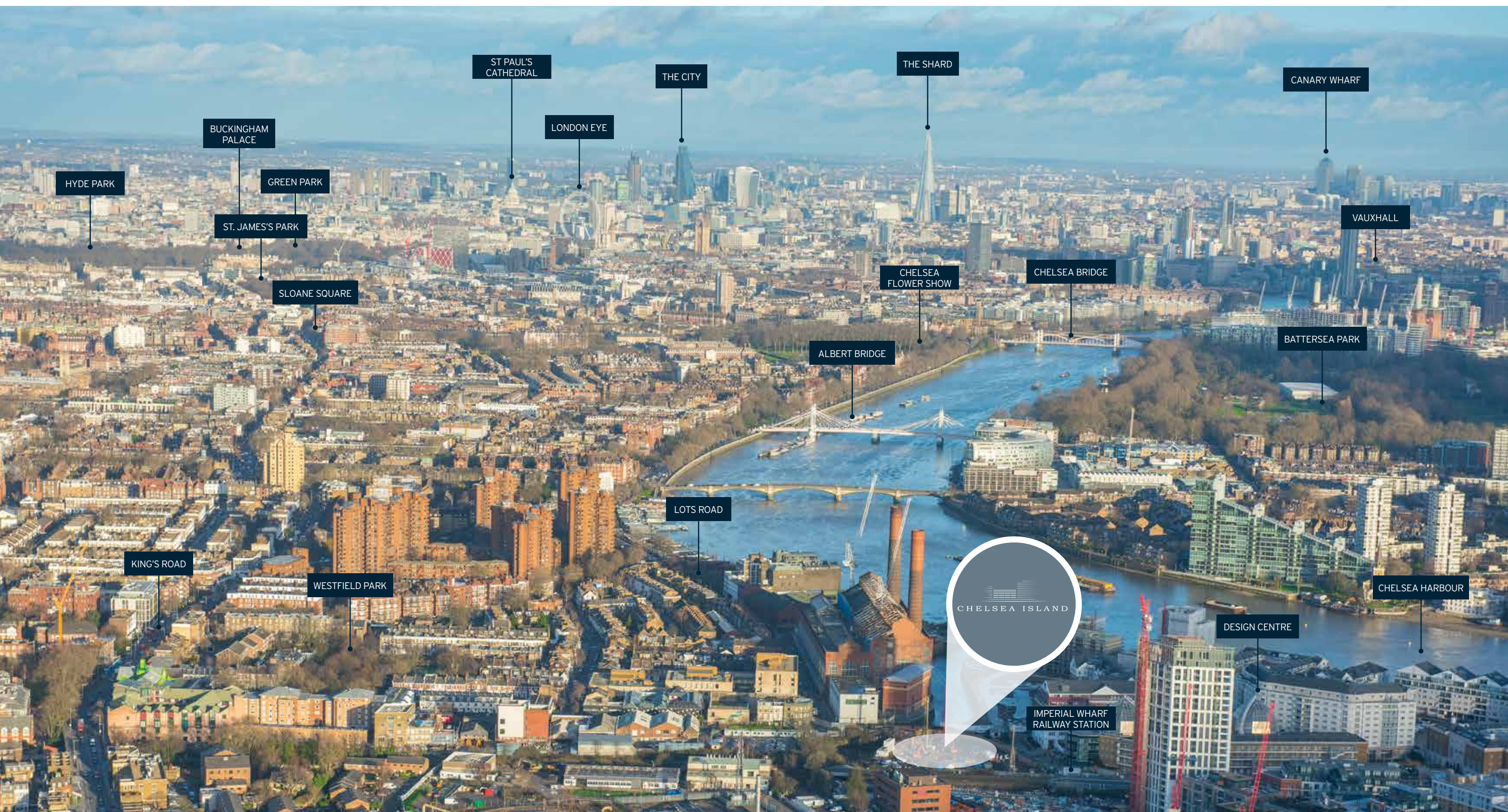
Chelsea Island's penthouse roof terraces' provides space for entertaining and relaxation, with fine views overlooking London.







Chelsea has a rich and diverse character and enjoys close proximity to the River Thames, which defines the borough's southern border.







## LONDON - YOURS TO DISCOVER FROM YOUR CHELSEA ISLAND HOME

An enticing route of retail and entertainment delights, King's Road is easily accessible from Chelsea Island, and runs through the heart of Chelsea, encompassing the contemporary arts of the Saatchi Gallery near Sloane Square; effortlessly embracing the wild side of World's End; cruising sinuously westwards to become the New King's Road, where some of London's best antique shops and art galleries offer a wealth of classic and contemporary objets d'art.

Chelsea and its upmarket neighbours offer a choice of some of London's finest restaurants, as well as elevated café-bars and down-to-earth local pubs. Above all, there is the River Thames - and for those who live at Chelsea Island, it provides spectacular panoramic views, carved from the burnished skies of bright, vibrant Chelsea.

**THIS PAGE**  
Chelsea specialises in niche dining of the finest quality.

**OPPOSITE PAGE**  
Chelsea has an excellent choice of restaurants, shops and galleries - and the River Thames is never far away.







## CHELSEA – ALWAYS IN FASHION; FOREVER IN STYLE

Chelsea wears its fame lightly; stylish, cutting edge and irresistibly attractive, it is also bohemian and outstandingly individual – boldly luring those who want to live London life at its most vibrant, vivid and resonant. Chelsea has always been a crucible of creativity, as witnessed by artist residents such as Turner and Whistler, as well as writers TS Eliot, AA Milne and Agatha Christie. Add the Chelsea College of Arts and Chelsea Arts Club, and it is little wonder that this celebrated borough is an iconic global symbol of fashionable London – a reputation that has continued since the swinging ‘60s. Perfectly located, Chelsea is one of the most sought-after areas of London.

It is also a perfect portal to the very best that the capital can offer. A fitting neighbour to exclusive Fulham, Kensington and Knightsbridge, Chelsea also places you in an ideal position to quickly access central London and the West End. Getting away is equally accessible, with Imperial Wharf Network Rail station just a few minutes from Chelsea Island, linking directly with London’s Underground and rail network. From Paddington station it’s just 15 minutes to Heathrow, whilst King’s Cross St Pancras provides regular trains to Paris, Brussels and beyond.

### THIS PAGE

*Chelsea’s many parks and gardens provide welcome greenery.*

### OPPOSITE PAGE

*Chelsea offers a varied and ever-changing landscape that reflects both contemporary and traditional London.*





## LONDON LOCATION

Chelsea Island is in an enviable location, perfectly placed to enjoy the superb amenities of the local area; it is also ideally located so as to take advantage of the many benefits that the capital has to offer.

### CULTURE

- |                          |                              |
|--------------------------|------------------------------|
| 1 Buckingham Palace      | 8 Royal Albert Hall          |
| 2 Chelsea Flower Show    | 9 Royal Opera House          |
| 3 Chelsea Football Club  | 10 Saatchi Gallery           |
| 4 London Eye             | 11 Tate Britain              |
| 5 Natural History Museum | 12 The Gallery on the Corner |
| 6 The National Gallery   | 13 The Royal Mews            |
| 7 Pump House Gallery     | 14 Victoria & Albert Museum  |

### RESTAURANTS & BARS

- |                                |                                  |
|--------------------------------|----------------------------------|
| 15 606 Club                    | 22 Kings Road Steakhouse & Grill |
| 16 Beaufort House Garden       | 23 La Poule au Pot               |
| 17 Biebendum                   | 24 Restaurant Gordon Ramsay      |
| 18 Bluebird                    | 25 The Botanist                  |
| 19 Blue Elephant               | 26 The Ivy Chelsea Garden        |
| 20 Boisdale of Belgravia       | 27 The Jam Tree                  |
| 21 Dinner by Heston Blumenthal | 28 Tom's Kitchen                 |

### RETAILERS

- |                        |                      |
|------------------------|----------------------|
| 29 Anthropologie       | 39 Louis Vuitton     |
| 30 Burberry            | 40 Manolo Blahnik    |
| 31 Dior                | 41 Petit Bateau      |
| 32 Duke of York Square | 42 Penhaligon's      |
| 33 French Sole         | 43 Peter Jones       |
| 34 Harrods             | 44 Reiss             |
| 35 Harvey Nichols      | 45 Selfridges        |
| 36 Jaeger              | 46 Tiffany & Co      |
| 37 LK Bennett          | 47 Vivienne Westwood |
| 38 Lots Road Auction   | 48 Zadig & Voltaire  |

### JOURNEY TIMES FROM IMPERIAL WHARF STATION\*

West Brompton	3 minutes	Paddington (Heathrow Express Access)	21 minutes
Clapham Junction	7 minutes	Bond Street	26 minutes
Gloucester Road	15 minutes	Covent Garden	27 minutes
South Kensington	17 minutes	Oxford Circus	28 minutes
Sloane Square	19 minutes		
Knightsbridge	21 minutes		

### JOURNEY TIMES BY THAMES CLIPPER FROM CHELSEA HARBOUR PIER\*

Embankment Pier	22 minutes	London Bridge City Pier	34 minutes
Blackfriars Pier	27 minutes	Tower Pier	48 minutes
London Eye Pier	31 minutes	Canary Wharf Pier	43 minutes

\*Travel Time sources: [journeyplanner.tfl.gov.uk](http://journeyplanner.tfl.gov.uk)

Map not drawn to Scale





## AN IMPRESSIVE PORTFOLIO OF PENTHOUSES AND EVERYTHING AT YOUR FINGER TIPS

Situated close to riverside-located Imperial Park, and around 200 metres from Chelsea Harbour Pier, Chelsea Island rises elegantly to eleven storeys, with retail stores, restaurants and cafés on the ground floor – and with three well-proportioned penthouses on the top floors. The penthouses are defined by spacious free-flowing living, dining and entertaining areas.

Chelsea Island is surrounded by a newly designed public plaza, which is adjacent to Chelsea Creek, a tranquil area of water which links to the River Thames. There is also a children's play area, cycle-parking – and a link to the Thames Path, a 180-mile walking and cycling trail that runs along the Thames, from Woolwich all the way to Gloucestershire. Just round the corner, at 90 Lots Road, is the renowned 606 Club, which is one of London's best venues for live Jazz, Latin and R&B music.







## EMBRACED BY A GREEN PUBLIC PLAZA

Chelsea Island's ground floor features an impressive range of shops, restaurants and café facilities, which are destined to become a dynamic hub for the vibrant community. Beautifully laid out and empathetically designed, the plaza will be a natural focus for relaxation, enjoyment and appreciation of the surrounding greenery.





**CHELSEA ISLAND  
6TH FLOOR  
RESIDENTS'  
GARDEN**

"I use floral designs to enhance the natural characteristics of a venue and its owner's personality. Designing the garden space for Chelsea Island has demanded a similar approach – and since the building creates open space, light, and a refuge from the busy city life of central London, the garden similarly focuses on light, peace and tranquillity, bringing outdoor space into interiors and vice-versa."

"I have planted bee-friendly trees, shrubs and plants for the spring, summer and autumn seasons, when worker bees are searching for nectar and pollen. Hexagonal honeycomb shapes will also feature in the garden, and flower-beds will be densely packed with a tapestry of texture and colour. The central pond is an attractive focal point, reflects the glass structure of the building and creates an area of peace. The shaded grass area near the pond is ideal for yoga, meditation and contemplation."





**RECEPTION AREA  
- WITH 24-HOUR  
CONCIERGE**

Welcoming and exquisitely appointed, the reception area is infused with natural light, perfectly illuminating its bright, contemporary interior. The reception area will have a 24-7 concierge, who can assist residents with a range of services.







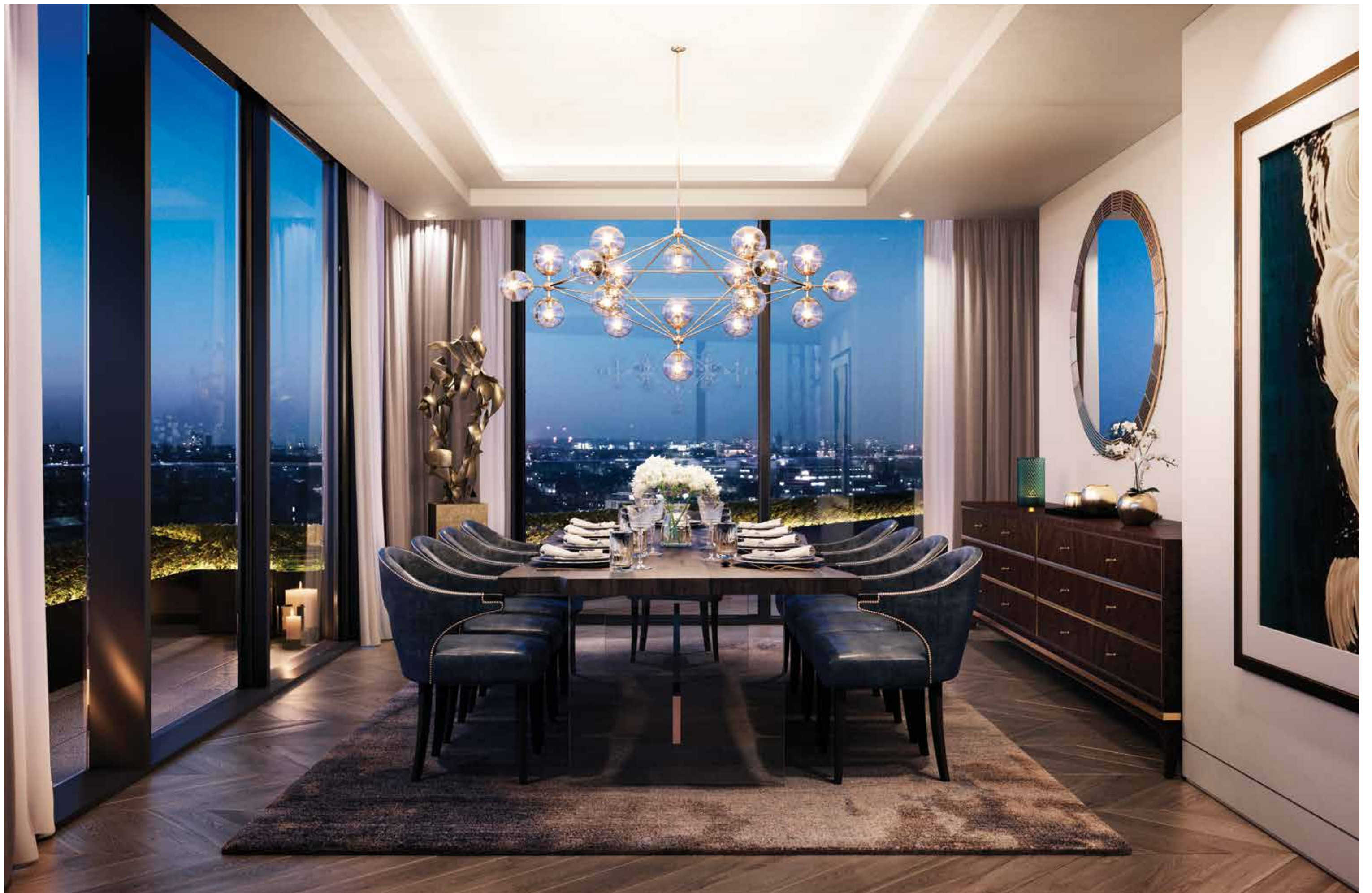
||||| **PENTHOUSE  
LIVING AREA**

High ceilings perfectly complement the large areas given over to penthouse living rooms; this creates a unique sense of space and light, freedom and relaxation.

















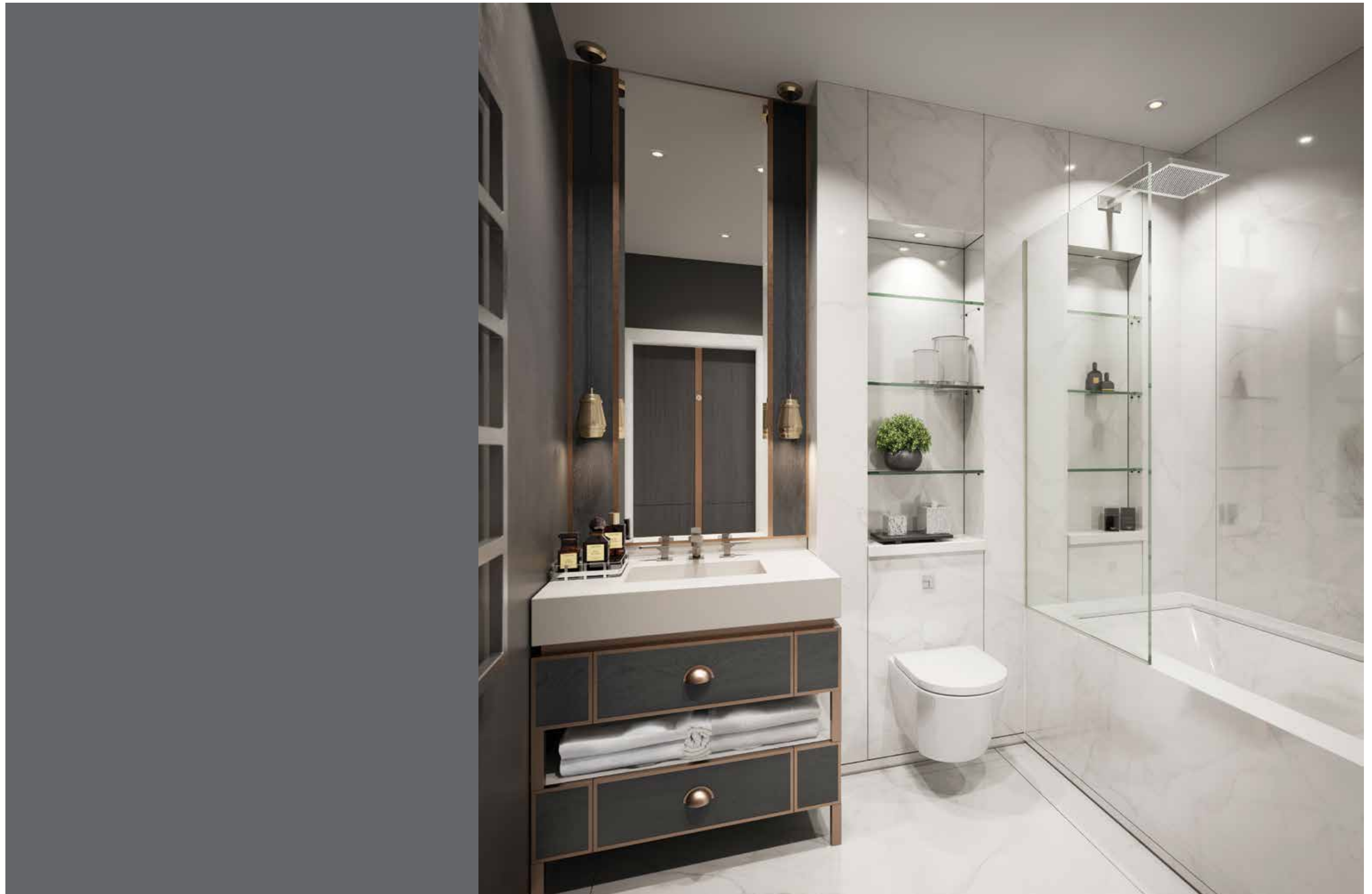














# SPECIFICATION

Penthouses at Chelsea Island benefit from fixtures, fittings and appliances of the highest standard. In addition, finishes and décor have been completed with craftsman attention to detail, to create properties of exceptional quality, elegance and desirability.

## KITCHENS

- Bespoke marble kitchen countertop and full height backsplash
- Bespoke marble island
- Stainless steel under-mounted sink
- Contemporary mixer tap
- Custom hand made and hand painted kitchen
- Oak veneer internal carcass
- Concealed task-lighting to wall units
- Integrated appliances Gaggenau
  - Induction hob
  - Oven
  - Microwave oven
  - Downdraft Extractor fan
  - Steam oven
  - Warmer drawer
  - Fridge-freezer
  - Dishwasher
- Integrated appliances Neff
  - Combined washer/dryer situated in hall cupboard or utility room
  - Pull-out waste storage

## BATHROOMS

- Natural stone floors, walls, skirting and architrave
- Natural stone surround over bath
- Natural stone bath panel, counter-top and splash-back
- Bespoke wall-mounted mirrored cabinet with concealed storage, integrated lighting, and internal shaver socket
- Bespoke concealed under-sink storage
- Electric heated wall towel rail
- THG brassware natural stone basin
- White ceramic rimless counter-top basin
- White porcelain wall-mounted WC with soft-close seat and dual push-button flush
- Enamelled steel bath with bath filler
- Thermostatically controlled shower
- Retractable hand-held shower integrated into bath-top
- Natural stone flush shower trays
- Glazed shower screen

## FLOORING

- High-quality engineered timber floor finish to all rooms, except Bathrooms

## DOORS

- Full-height Tabu veneer solid-core entrance door and internal doors with inset bronze metalwork and custom mirror detail
- High-quality door furniture throughout

## WARDROBES

- Fitted TABU timber veneer to doors with inset bronze metalwork and facing panels
  - Internal fittings include high-level shelf, hanging rail and internal automatic lighting
- Please note:* wardrobes to bedrooms are indicated on the sales plans; variations occur between apartment types

## CEILINGS

- Plasterboard ceiling to all rooms
- Feature ceiling coffer detail, with concealed lighting to all bedrooms and receptions rooms

## HEATING AND COOLING

- The buildings are served by the development's central energy centre, providing metered hot water, heating and cooling to all apartments
- Wet Under-floor heating (except bathrooms where it is electric)
- Concealed comfort cooling provided to living rooms and all bedrooms
- Whole-house ventilation with heat recovery in all apartments

## ELECTRICAL AND LIGHTING

- 5 amp lighting and 13 amp power circuits
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in living rooms and master bedrooms
- Concealed Floor boxes
- Low level lights and niche lightings on PIR function in bathrooms
- Bronze High-quality lighting switch plates and socket outlets

- Lighting generally comprises low-voltage LED luminaire throughout
- High quality plaster-in LED non-glare architectural downlights.
- Soft indirect cove lighting for ambience
- Intuitive lighting control systems
- Designer accent lighting, including mini-floor uplighters and discreet alcove lighting
- Integral concealed joinery lighting
- Minimalist layered lighting design throughout (designed by super-prime lighting consultant)
- Fully dimmable lighting throughout
- Power provided to external terraces

## FLOOR TO CEILING HEIGHTS

- Living/kitchen areas: 2.35m – 2.5m (recessed lighting detail)
  - Bedrooms: 2.5m
  - Bathrooms: 2.35m
- Please note:* the above figures are approximate and relate to the general height within each room

## SAFETY AND SECURITY

- Intruder Alarm system provided
- Aspirating fire alarm provided
- Access control system to the building

## AV SYSTEM AND HOME AUTOMATION

- Pre-wired Cat. 6 Home Entertainment / Automation infrastructure
- WiFi connectivity
- Audio / Video source equipment including audio music amplifiers & Blu Ray Player
- Ceiling mounted audio speakers
- Crestron Touch Panels and iPad control with integral Intercom provision







## CHELSEA ISLAND'S SCENTED LOBBY

Chelsea Island has been designed to engage all the senses from iconic views across the Thames to engaging the olfactory senses with home fragrance.

This is why Rachel Vosper, the internationally renowned chandler, was approached to create bespoke fragrant candles for Chelsea Island's lobby and reception area. Rachel has infused the Chelsea Island beeswax candles with a unique combination of carefully selected natural ingredients, which create a calming and alluring scent to complement the interior.



*Rachel Vosper's shop in central London.*





# THE TEAM



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HADLEY PROPERTY GROUP SITS COMFORTABLY AMONGST LONDON'S TOP TIER OF DEVELOPERS, WITH MORE THAN 1,200 QUALITY HOMES DELIVERED TO THE CAPITAL TO DATE. THERE ARE CURRENTLY 2,200 HOMES IN THE COMPANY PIPELINE, BEING DELIVERED IN THE NEXT FIVE YEARS.

**Arney  
Fender  
Katsalidis**

Originally formed in 1988, Arney Fender Katsalidis is a boutique global design firm with an integrated approach to architecture, interiors and art – and our aim is to enable people to work, live and play better in their chosen environments. We achieve this by creating beautiful buildings and inspirational interiors worldwide, and we operate across five global regions, which are supervised from three studios in different worldwide locations – London, Melbourne and Sydney. We focus on residential, hotel, workplace and cultural sectors, and currently we have projects across Canada and in the USA, UK, Middle East, Asia and Australia.



XAVIO DESIGN  
MAYFAIR

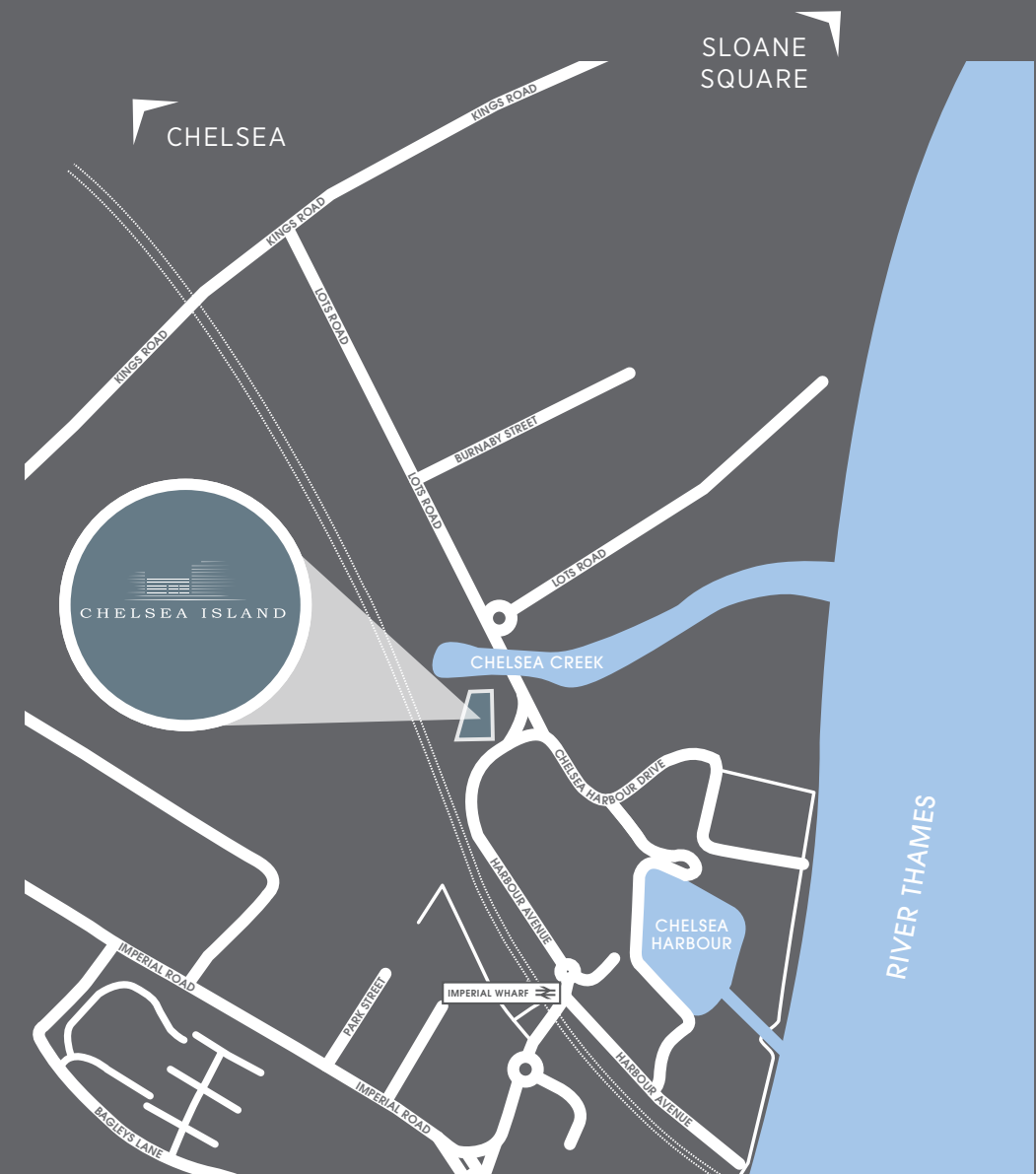
Xavio Design of Mayfair is a leading lighting design consultancy, specialising in super-prime residential projects, super-yachts and luxury hospitality. Most projects are in Belgravia, Mayfair, Kensington, Knightsbridge, St John's Wood, Chelsea and other high-end central London residential boroughs – and clients are largely ultra-high-net-worth individuals.

Professionalism, superb attention to detail and a highly creative, yet sophisticated, design approach are keynotes of every Xavio project. Clients, consultants and contractors appreciate the high level of input they receive from Xavio, as well as smooth processes and a luxurious, exclusive end result. Xavio partners with iconic design brands and famous consultancies across the globe to give a high level of resource, creative direction and technical back-up on world-class projects.

**ARGENT**

Argent Design has over 20 years' global experience of creating interiors for some of the world's most desirable, luxurious and highly valued homes. Argent undertakes in-depth pre-design consultation, using accumulated knowledge and experience to create exceptional environments that delight customers and enhance property values. We work for developers, joint ventures, property agents and entrepreneurs – plus we are regularly commissioned by individual clients.

Our portfolio is diverse, from offices and multi-occupancy apartment complexes to single homes. Argent covers all ages and styles of property, from modernist properties to Grade II listed buildings – plus we undertake interior design work for aircraft and super-yachts.



CHELSEA ISLAND

Chelsea Island Show Apartments and Marketing Suite  
Harbour Avenue, London SW10

[www.chelseaisland.com](http://www.chelseaisland.com)

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