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Berkeley Investments completes 103-unit The Charley in Allston

September 05, 2025 - Owners Developers & Managers



Allston, MA Greater Boston's housing shortage gets a supply boost with the opening of The Charley, a new apartment building developed by Berkeley Investments. Now open and leasing to prospective residents, The Charley offers boutique, luxury living along the Charles River and across the street from Boston Landing. The apartments at The Charley blend in with their surroundings, urban by nature, while offering unique, spacious floor plans, indoor and outdoor amenity spaces, and expansive waterfront views and skyline backdrops. A bold welcoming design sets this exciting, new development apart from others in this vibrant, burgeoning neighborhood with a restaurant and entertainment scene.

The Charley offers 103 residential units in six-stories, including studios, one bedrooms, two bedrooms and three-bedroom apartments, all equipped with modern amenities and high-end

finishes like quartz countertops, upscale cabinetry, in-unit washer and dryer, and connected, WiFi enabled features embedded in the appliances and heating and cooling controls. The apartments offer spacious layouts and [select] private covered balconies with views of The Charles River and downtown Boston. Community amenities include professional on-site management, garage parking with EV chargers and storage, bike parking, dog park, pet wash/spa, a lounge, dedicated work areas and coffee bar, an expansive roof deck with fire pits, grills, lounge seating and television, a community patio with a fire pit, and a fitness center featuring a Peloton stationary bike, Spirit Fitness treadmills, an Inspire FT1 Functional Trainer system, a virtual fitness mirror and stair climber.

The Charley has also been built to be LEED Gold certifiable, and features solar panels, garage parking with EV chargers, and other sustainable features.

According to Kevin Longo, Berkeley's development and asset manager, "The Charley was designed and modeled to offer a pet-friendly, boutique living experience. The building has all of the comforts, amenities and conveniences to make residents feel right at home from the moment they move in, while also having the sensibility and functionality to make long-term living here an easy decision. The building's appeal lies in its thoughtfully curated design and generous unit sizing, and the amenities we offer to showcase The Charley's serene backdrop to convenient, stress-free city living with ample opportunities for an active lifestyle. Our location, with easy access to major roadways like Soldiers Field Rd. and Memorial Drive, along with nearby public transportation and trails, is a major draw for residents who work and maintain an active and flourishing lifestyle in the general vicinity. Boston Landing, Arsenal Yards and Western Ave. are just around the corner, which provide ample options for live music, and some of the city's best dining and cocktail destinations just outside Charley's front door. This is balanced urban living at its best."

Anja Park, Principal of Anja Park Design, curated the interiors for The Charley's lobby, communal lounge and patio, dedicated work areas, roof deck, and coffee bar, as well as creating a staged model unit which offers "an immediate memorable impression with distinct wall and furniture colors to clearly distinguish areas to lounge, dine, work and sleep while embracing an aspirational and cozy feeling." She says "new residents will appreciate the communal spaces that are grounded with calm, warm tones inspired by the outdoors with pops of color to infuse a fresh, new perspective. Shades of deep purples and chartreuse make for a unique, memorable palette whether you're gathering with friends or enjoying some private moments in our common spaces."

The Charley's address, 46 Soldiers Field Place in Allston, is at the center of a thriving community boasting some of the best and unique food, art, music venues, breweries, cafés and outdoor recreation in Boston. With direct access to Allston, Brighton, Arsenal Yards, Boston Landing, the MBTA Commuter Rail, Harvard University and MIT, The Charley has everything residents require at their fingertips, as well as easy access to downtown Boston and the Massachusetts Turnpike.

Project Team for The Charley:

Berkeley Investments, Inc. is the developer.

Höweler + Yoon and VMY served as architects.

OJB is the landscape architect.

ReyCon is general contractor.

Interior design by Anja Park Design.

Princeton Properties is the property manager and leasing agent.

Financing provided by Salem Five Bank.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540