

## **RUSSELL SIMPSON**

Modern and stylish two-bedroom  
Chelsea flat with south-facing  
terrace

ESSOLDO HOUSE  
CHELSEA SW3

# Essoldo House

£2,495,000

|                     |                           |                     |                               |
|---------------------|---------------------------|---------------------|-------------------------------|
| BEDROOMS<br>2       | INTERNAL<br>1,200 SQ FT   | OUTDOOR<br>57 SQ FT | COUNCIL<br>RBKC               |
| BATHROOMS<br>2      | 111 SQM                   | EPC<br>B            | COUNCIL TAX<br>G              |
| TENURE<br>Leasehold | LEASE LENGTH<br>250 YEARS | GROUND RENT<br>—    | SERVICE CHARGE<br>£20,261 P/Y |



## The Property

Second-floor flat in a spectacular new-build apartment block on the King's Road with porter, lift and underground garage.

The flat is newly built and finished to a high standard. This includes comfort cooling and underfloor heating, as well as European oak wood flooring and Carrera marble in the kitchens and bathrooms.



## Indoor Spaces

Entering the flat on the second floor, the front hall leads through to a spacious reception room. This includes an open-plan kitchen with a breakfast bar and instant boiling water taps, as well as separate dining and seating areas. In addition, sliding glass doors lead out onto the south-facing terrace.

At the other end of the flat is a principal bedroom with an ensuite bathroom connected by a corridor wardrobe. The property also contains a second bedroom, a second bathroom, a guest loo and a utility cupboard.



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img 1

Dining Area

img 2

Principal Bedroom



## Outdoor Spaces

The property benefits from a large, south-facing terrace accessed via the reception room. In addition, the building offers a lift, a porter and off-street parking in an underground garage.



## The Neighbourhood

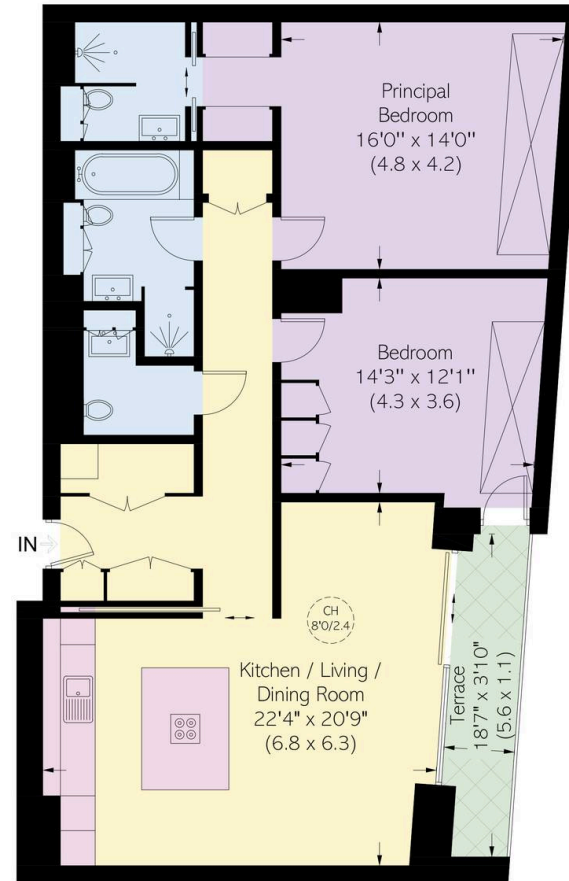
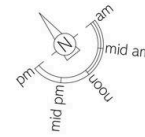
Essoldo House is an award-winning development on the site of the former Essoldo cinema, Chelsea. Its dramatic shape evokes this history, while also housing a modern Everyman cinema. The building is exceptionally well-located on the King's Road, with many shops and restaurants in walking distance. In addition, Old Church Street connects to the Fulham Road and Chelsea Embankment, meaning the River Thames and Battersea Park are also close.

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SW3

**Approximate area**  
111.5 sq m / 1200 sq ft

**Approximate external area**  
58 sq ft / 5.4 sq m

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Second Floor

This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.

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SIMPSON**

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