

RUSSELL SIMPSON

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

ESSOLDO HOUSE CHELSEA SW3

Essoldo House

£2,495,000

bedrooms	INTERNAL $1,200$ so ft	outdoor	council
2		57 so ft	RBKC
bathrooms	111 зам	epc	council tax
2		B	G
tenure Leasehold	lease length 249 years	GROUND RENT	service charge $\pounds 24,165$ 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.

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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Approximate area 111.5 sq m / 1200 sq ft

Approximate external area 58 sq ft / 5.4 sq m

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Hund bin

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whils 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.

Russell Simpson

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