



RUSSELL SIMPSON

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

ESSOLDO HOUSE
CHELSEA SW3

Essoldo House

£2,495,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>1,200 <small>SQ FT</small></div> <div>111 <small>SQM</small></div>	<div>OUTDOOR</div> <div>57 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>249 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£24,165 <small>P/Y</small></div>



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.

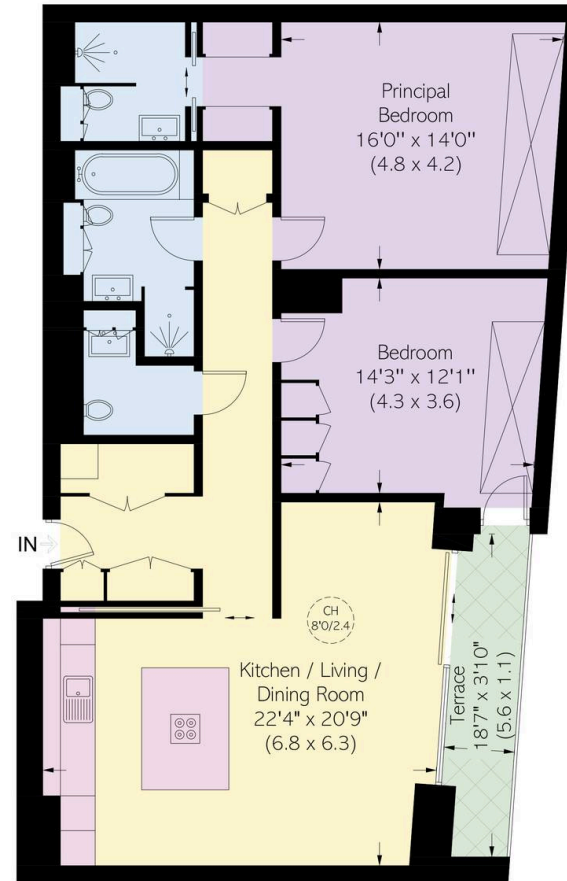
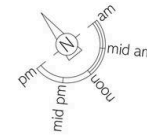
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Approximate area
111.5 sq m / 1200 sq ft

Approximate external area
58 sq ft / 5.4 sq m

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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.



Second Floor

**RUSSELL
SIMPSON**

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