



CLOSE X



RUSSELL SIMPSON

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

ESSOLDO HOUSE
CHELSEA SW3

Essoldo House

£2,495,000



CLOSE X

BEDROOMS 2	INTERNAL 1,200 SQ FT 111 SQM	OUTDOOR 57 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC B	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 248 YEARS	GROUND RENT —	SERVICE CHARGE £21,187 P/Y



The Property



CLOSE X

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

↓  CLOSE X

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 CLOSE

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



CLOSE X

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.

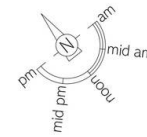
Essoldo House SW3

Approximate area
111.5 sq m / 1200 sq ft

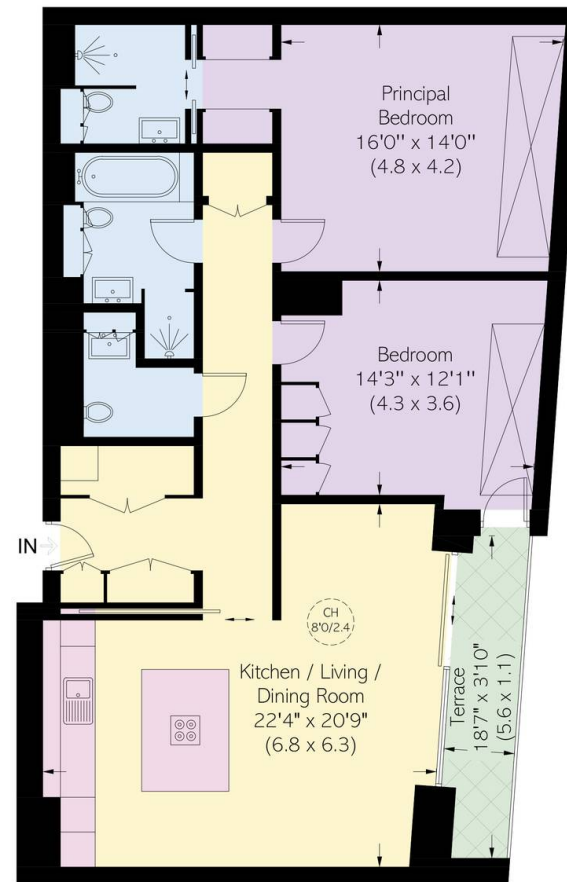
Approximate external area
58 sq ft / 5.4 sq m

**RUSSELL
SIMPSON**

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.



CLOSE X



Second Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk



CLOSE X

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021