

## **RUSSELL SIMPSON**

Stylish two-bedroom flat with  
generous terraces in a spectacular  
Chelsea building with parking

ESSOLDO HOUSE  
CHELSEA SW3

# Essoldo House

£3,175,000

BEDROOMS 2	INTERNAL 1,401 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	130 SQM	EPC B	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 249 YEARS	GROUND RENT —	SERVICE CHARGE £27,934 P/Y



## The Property

Penthouse flat with contemporary interiors in an award-winning new development next to the King's Road

This duplex flat centres on an impressive penthouse reception room, with enough space for separate dining and seating areas. The room also offers a fitted kitchen with an island breakfast bar, while sliding French doors on either side fill the space with light.

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img 1

Kitchen

img 2

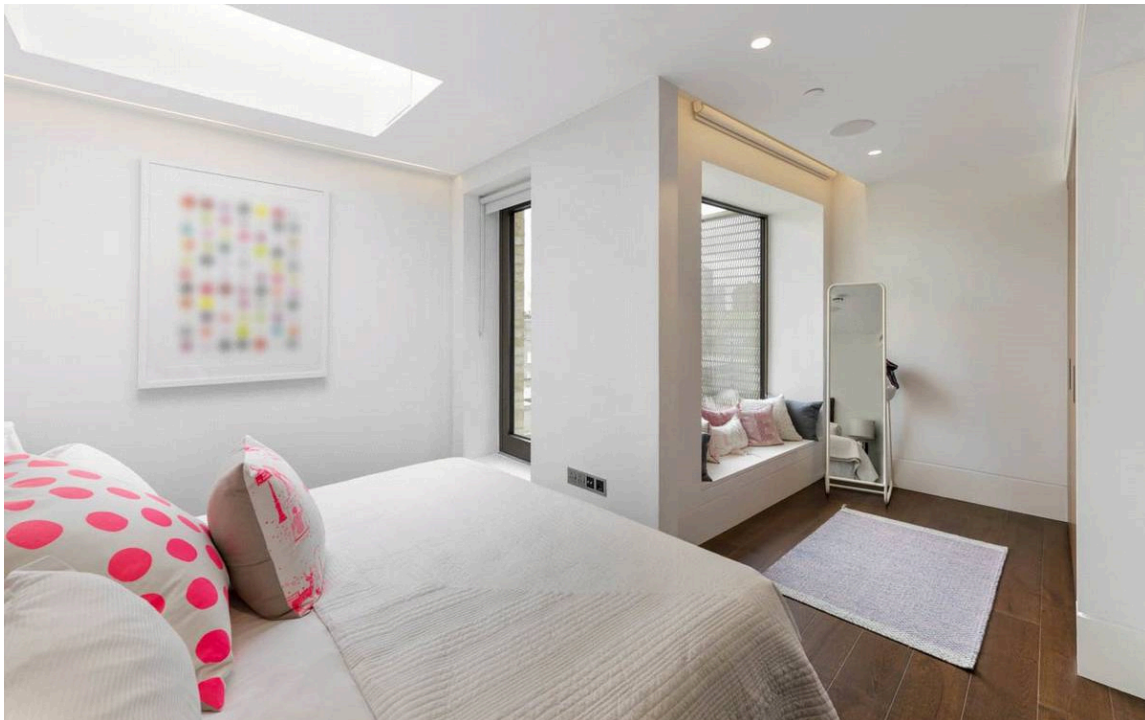
Dining Space

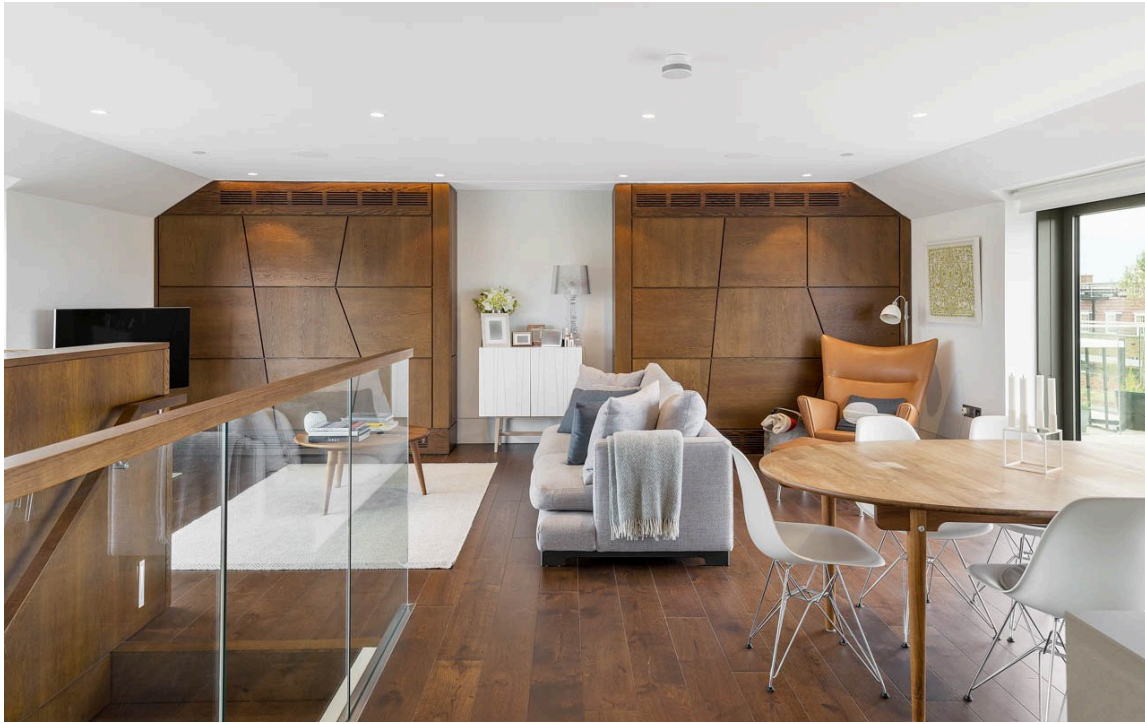




## Indoor Spaces

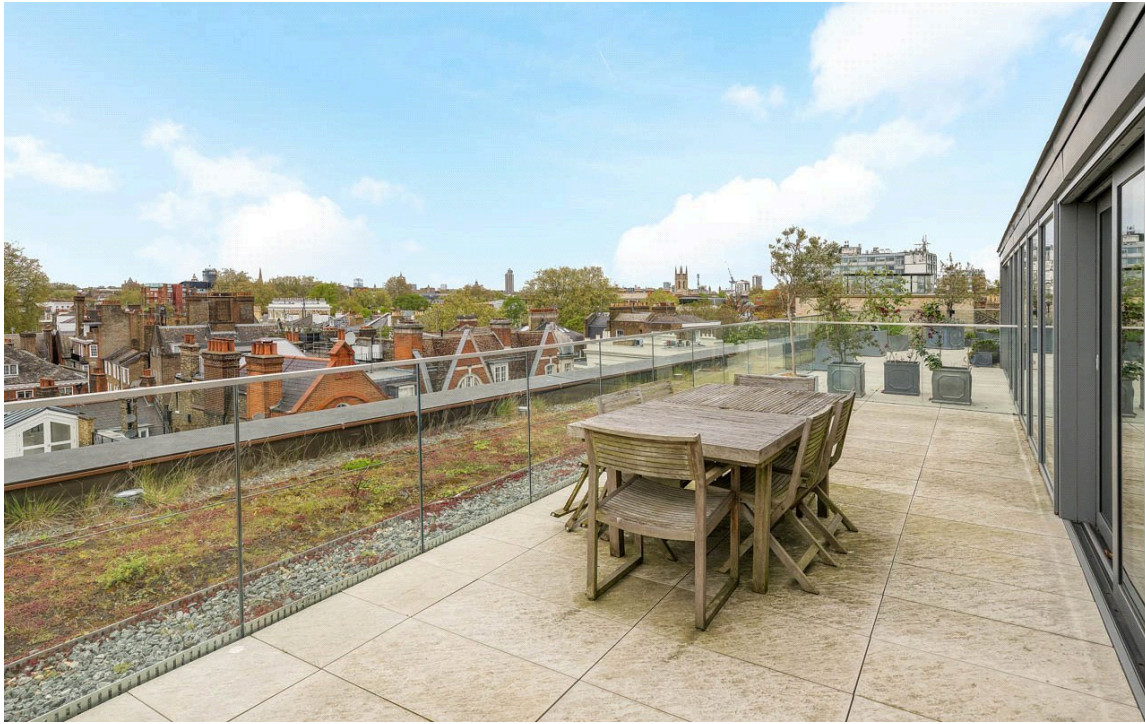
Downstairs, the third floor contains two bedrooms. Both of these are ensuite, and both feature inbuilt storage and their own terraces. This floor also contains a utility cupboard and an entrance hall.





## The Design

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 kitchen and bathrooms.



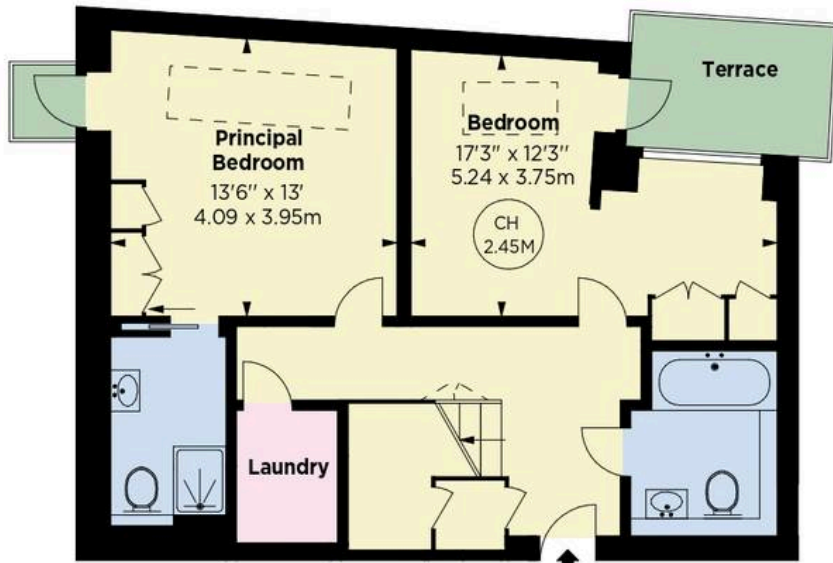
## Outdoor Spaces

The property features two expansive terraces on the fourth floor, with enough space for outdoor seating and summer entertaining. Furthermore, 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.



THIRD FLOOR



\* Floorplans for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

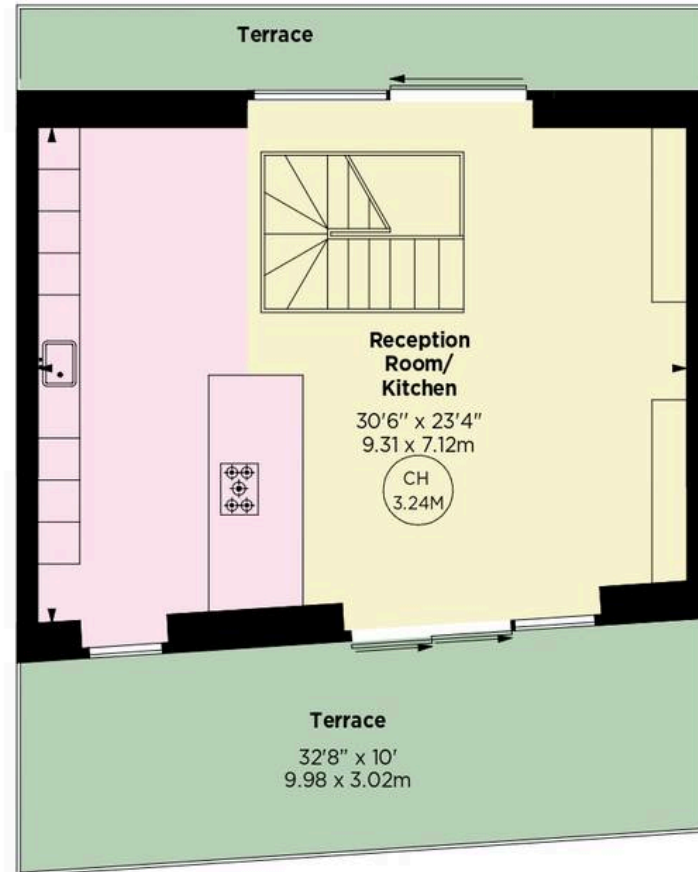


## Essoldo House, Old Church Street, SW3

APPROX. GROSS INTERNAL AREA \*  
1401 Sq Ft - 130.15 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



FOURTH FLOOR

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SIMPSON**

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