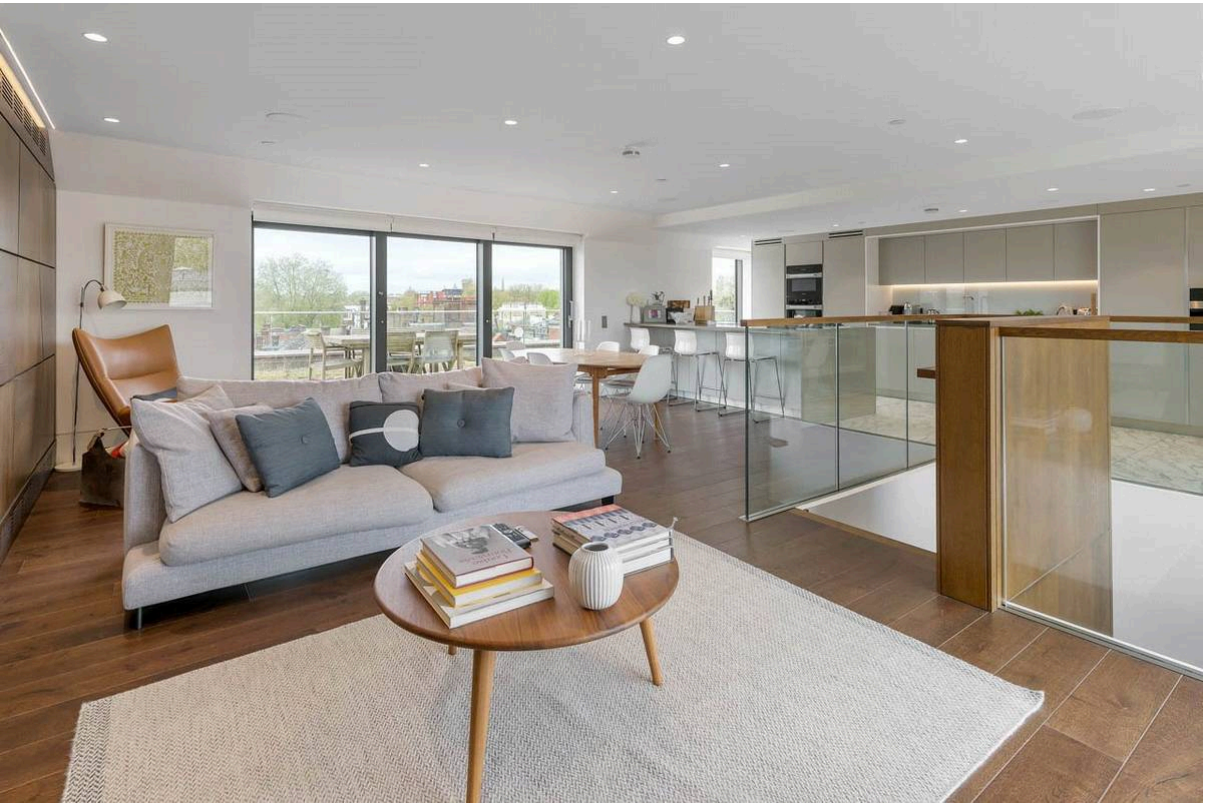


RUSSELL SIMPSON

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

The Property

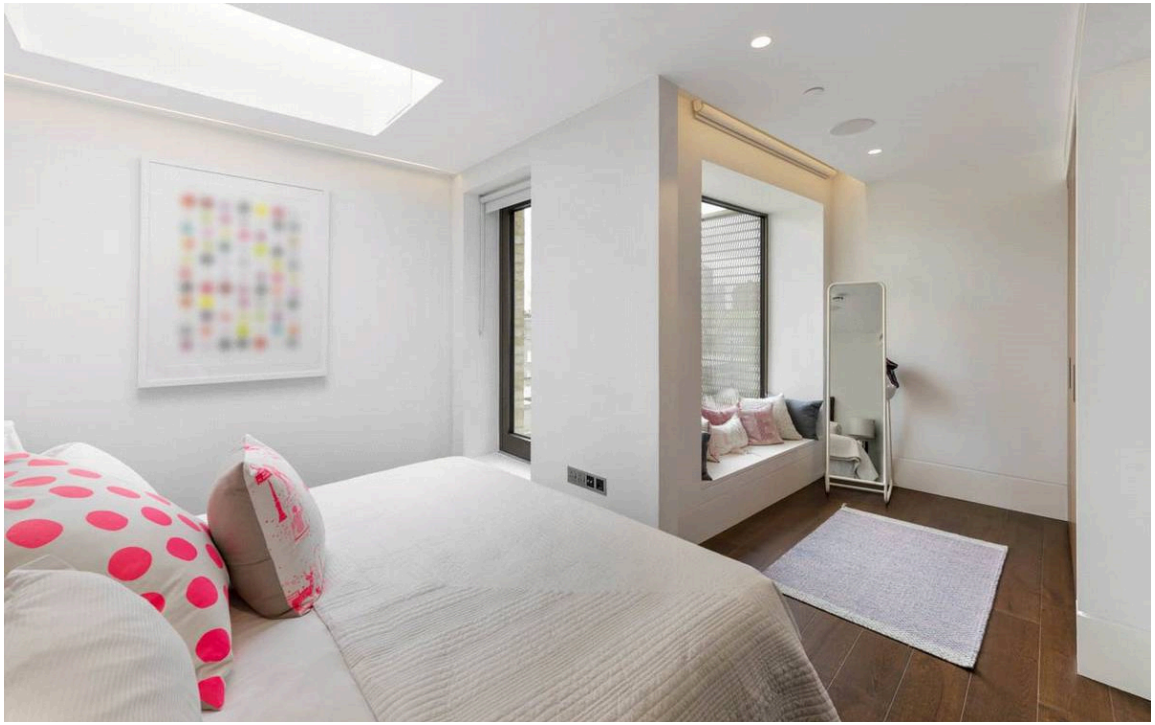
Penthouse flat with contemporary interiors in an award-winning new development next to the King's Road

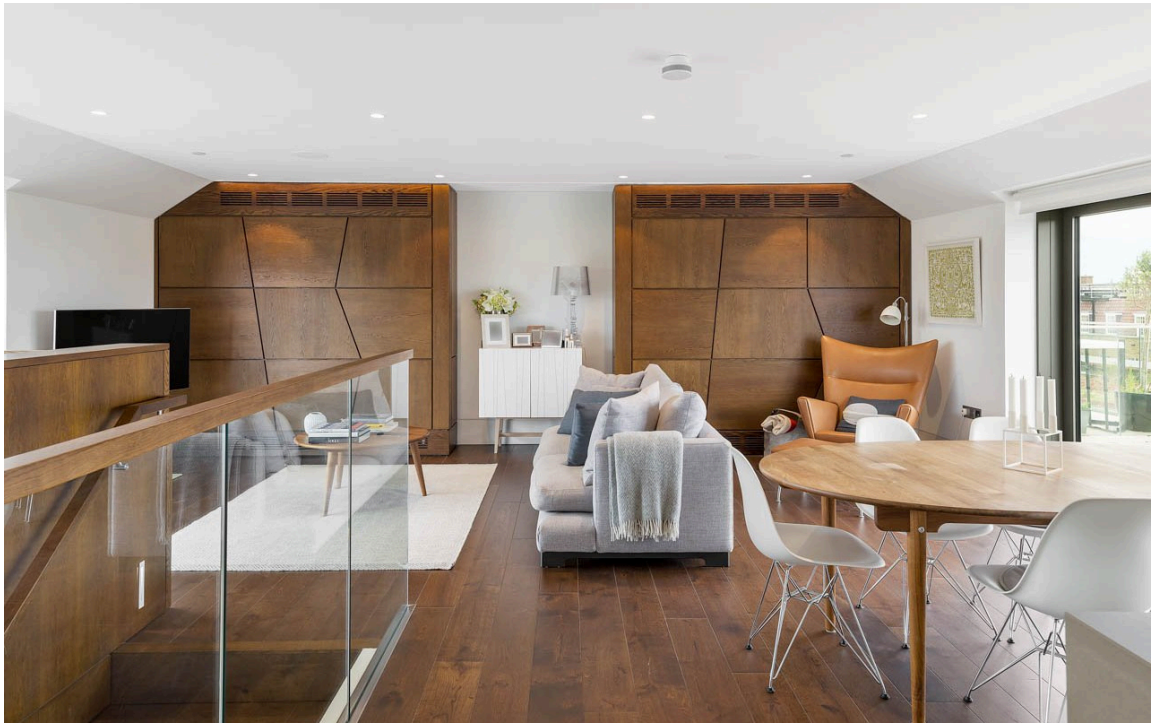
This duplex flat centres on an impressive penthouse reception room, with enough space for separate dining and seating areas. The room also offers a fitted kitchen with an island breakfast bar, while sliding French doors on either side fill the space with light.

img 1	Kitchen
img 2	Dining Space

Indoor Spaces

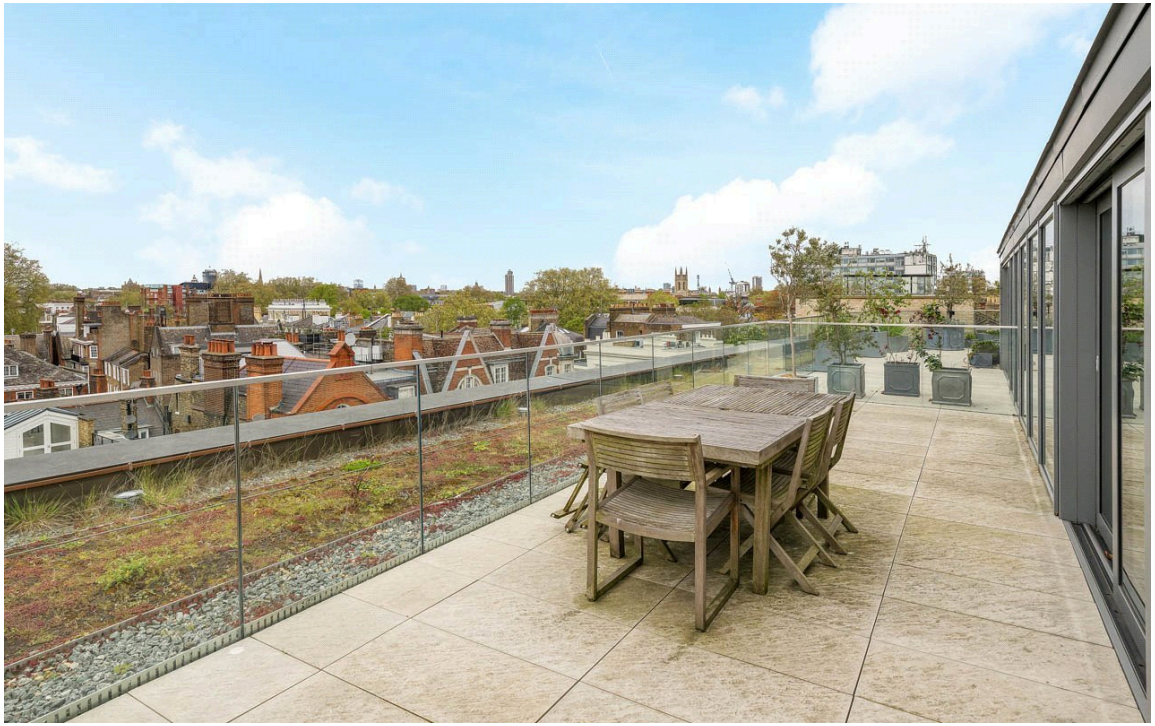
Downstairs, the third floor contains two bedrooms. Both of these are ensuite, and both feature inbuilt storage and their own terraces. This floor also contains a utility cupboard and an entrance hall.





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.

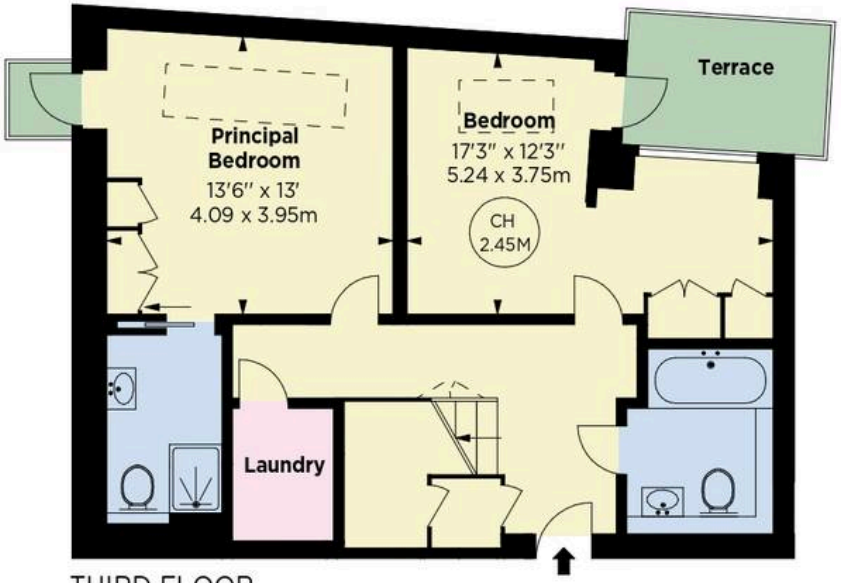
The Neighbourhood

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.

Essoldo House,
Old Church Street, SW3

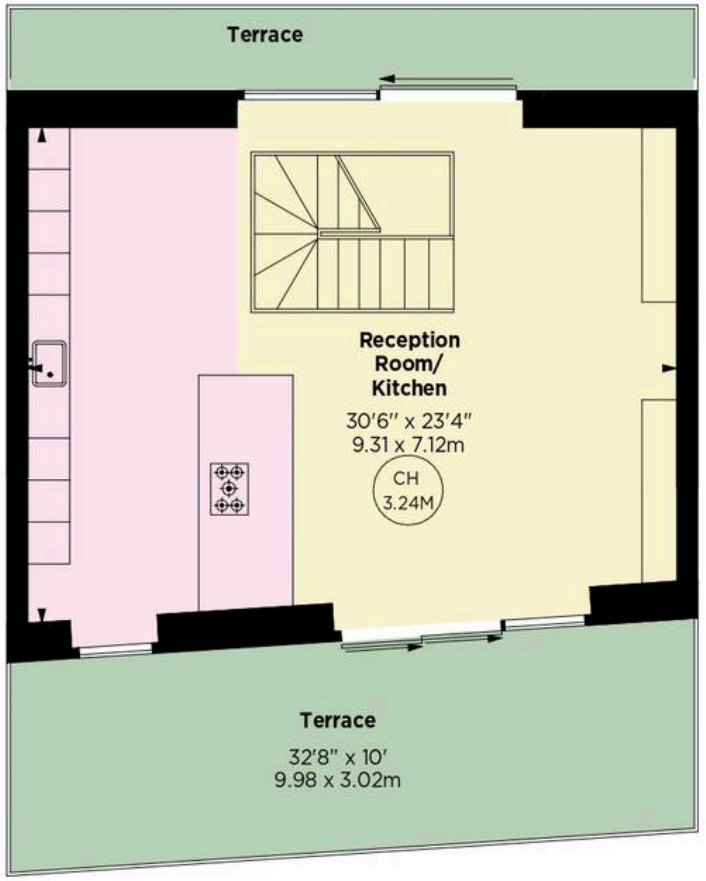
APPROX. GROSS INTERNAL AREA *
1401 Sq Ft - 130.15 Sq M

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



THIRD FLOOR

Key :
CH - Ceiling Height



FOURTH FLOOR

© Alex Winship Photography Ltd.

ALEX WINSHIP Photography

* Floorplan for guidance only, not to scale or valuations 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.

RICS Certified Property Measurer

RUSSELL
SIMPSON

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

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