

## **RUSSELL SIMPSON**

Three-bedroom penthouse flat in a spectacular Chelsea building with lift, porter and underground parking

ESSOLDO HOUSE  
CHELSEA SW3

# Essoldo House

£2,650,000

BEDROOMS 3	INTERNAL 1,231 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	114 SQM	EPC B	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 250 YEARS	GROUND RENT £250 P/Y	SERVICE CHARGE £20,711 P/Y



## The Property

Sophisticated flat in an award-winning modern development on the corner of the King's Road

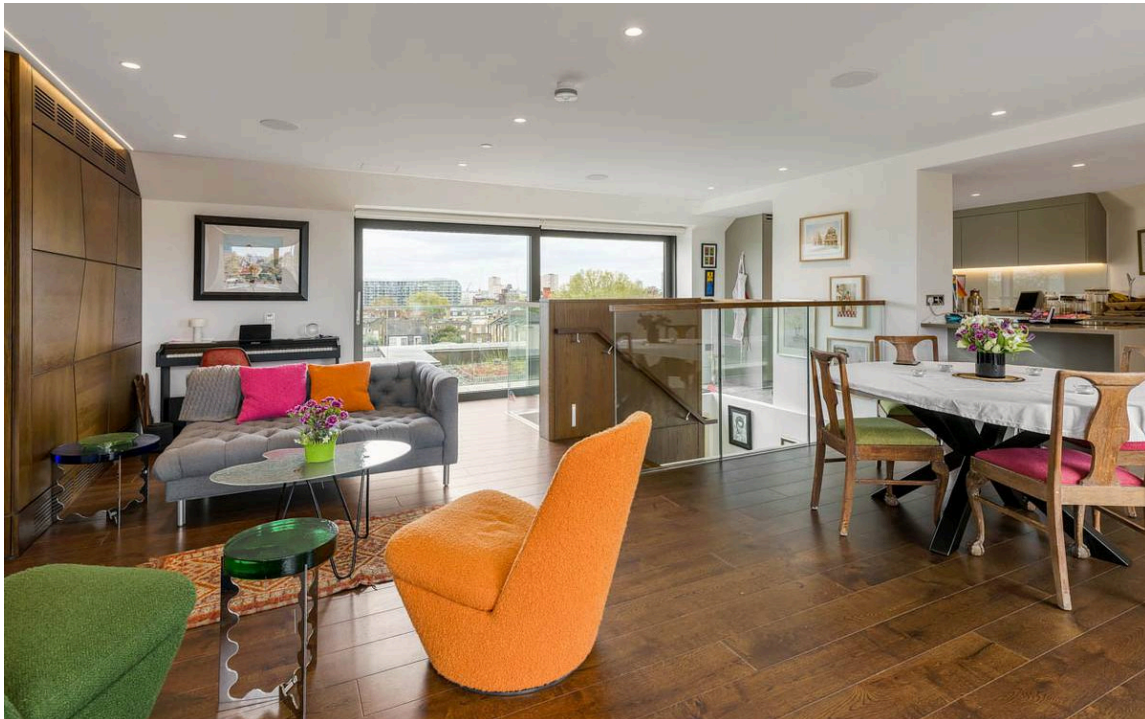
Stepping into this stylish duplex flat on the third floor, the entrance hall gives access to three bedrooms. The principal bedroom includes an ensuite bathroom and inbuilt storage space. The adjacent bedroom has access to a south-facing terrace, and shares a bathroom with the third bedroom.





## Indoor Spaces

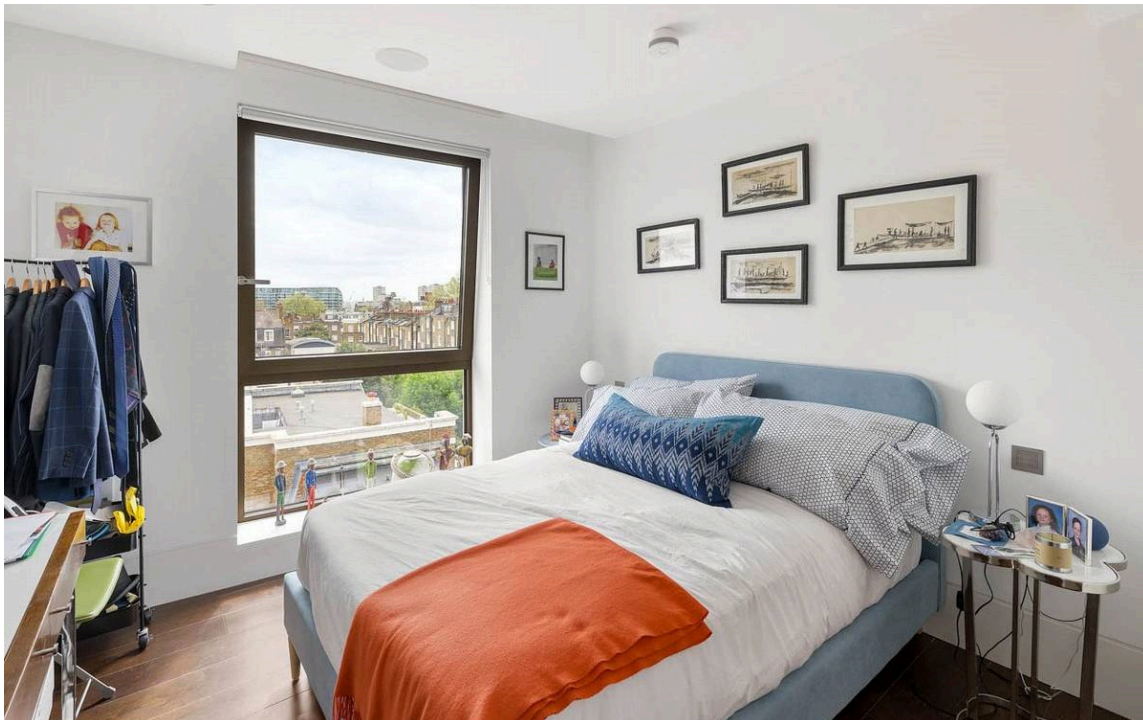
The newly-built flat has been finished to a high standard, including comfort cooling and underfloor heating. In addition, European oak wood flooring and Carrera marble in the kitchen and bathrooms add a sense of sophistication to the interiors.



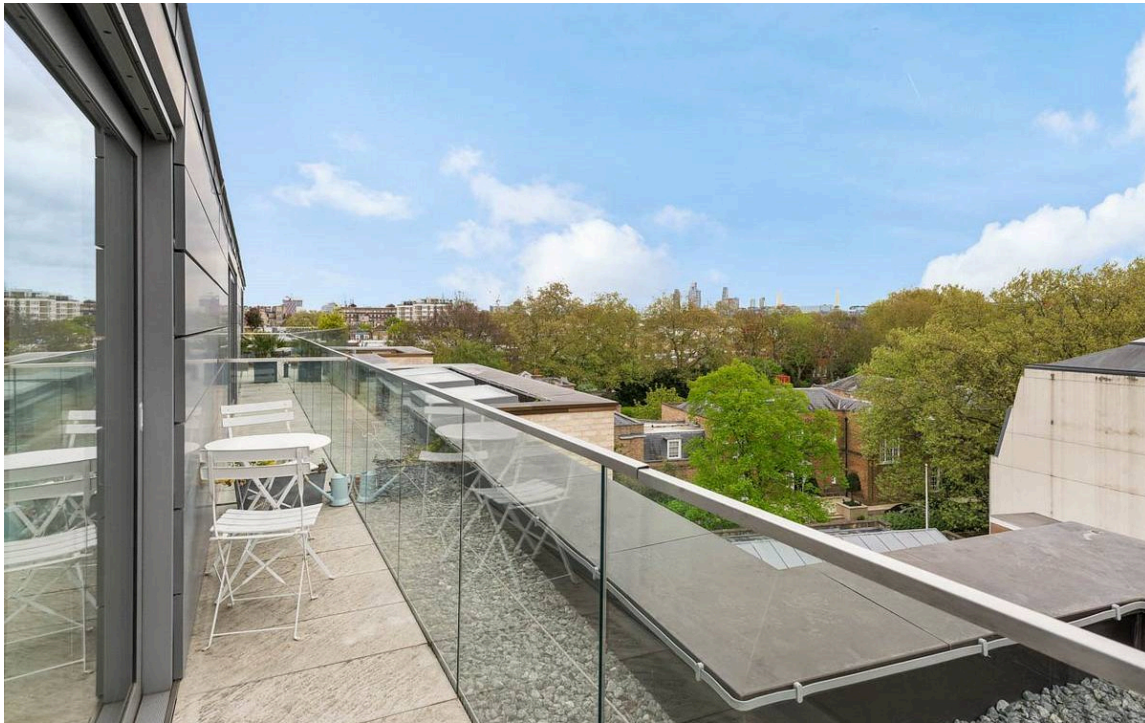


## The Bedrooms

Upstairs, the penthouse floor is entirely occupied by a well-proportioned reception room. This includes a sitting area and a dining area, flowing through to a fitted kitchen. In addition, sliding French doors on two sides open onto terraces, while the double aspect floods this space with light.







## The Neighbourhood

The flat features a pair of substantial terraces with rooftop views and enough space for outdoor entertaining. Meanwhile, the building offers a lift, a porter and off-street parking in an underground garage.

Essoldo House is an award-winning development on the site of the former Essoldo cinema in 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.



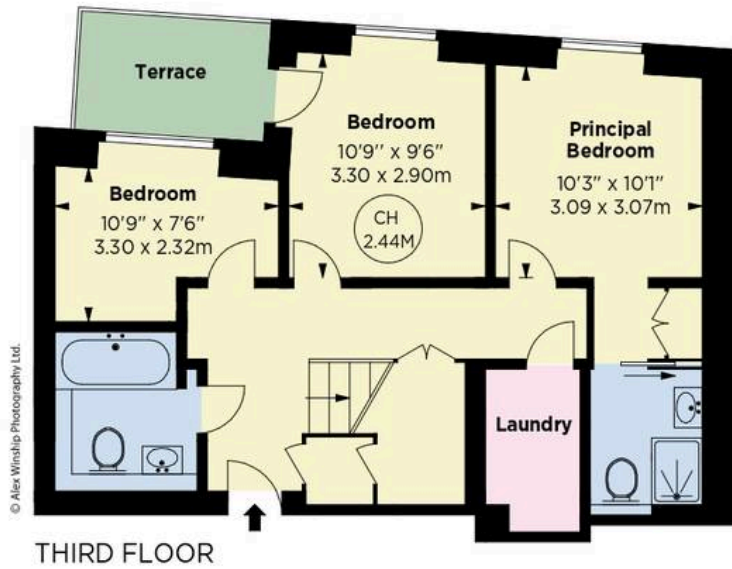
img 1

Balcony

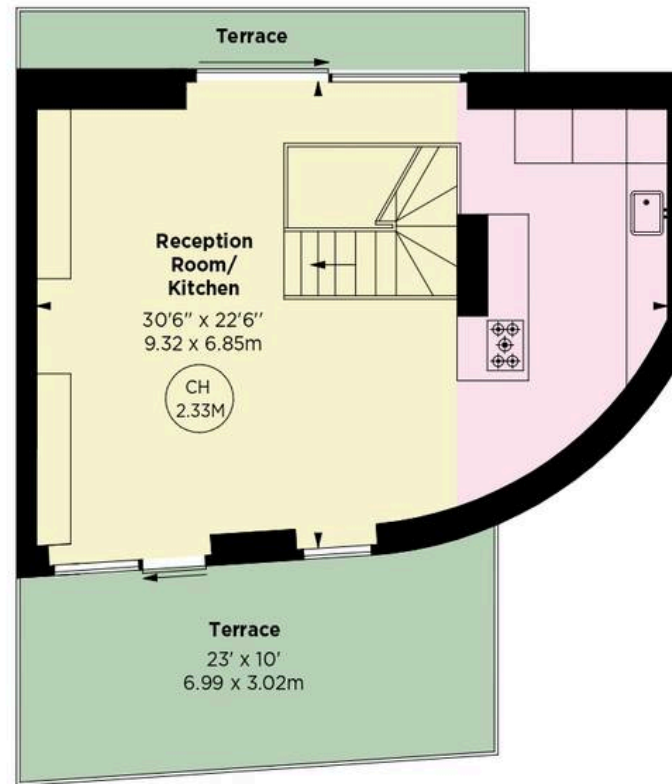
# Essoldo House, Old Church Street, SW3

APPROX. GROSS INTERNAL AREA \*  
1231 Sq Ft - 114.36 Sq M

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



Key :  
CH - Ceiling Height



**ALEX WINSHIP**

\*For further information on the accuracy of this information, please contact Alex Winship at Old Church Street, SW3 4LJ. All measurements and areas are approximate and have been prepared to the best of our knowledge and belief.



**RUSSELL  
SIMPSON**

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