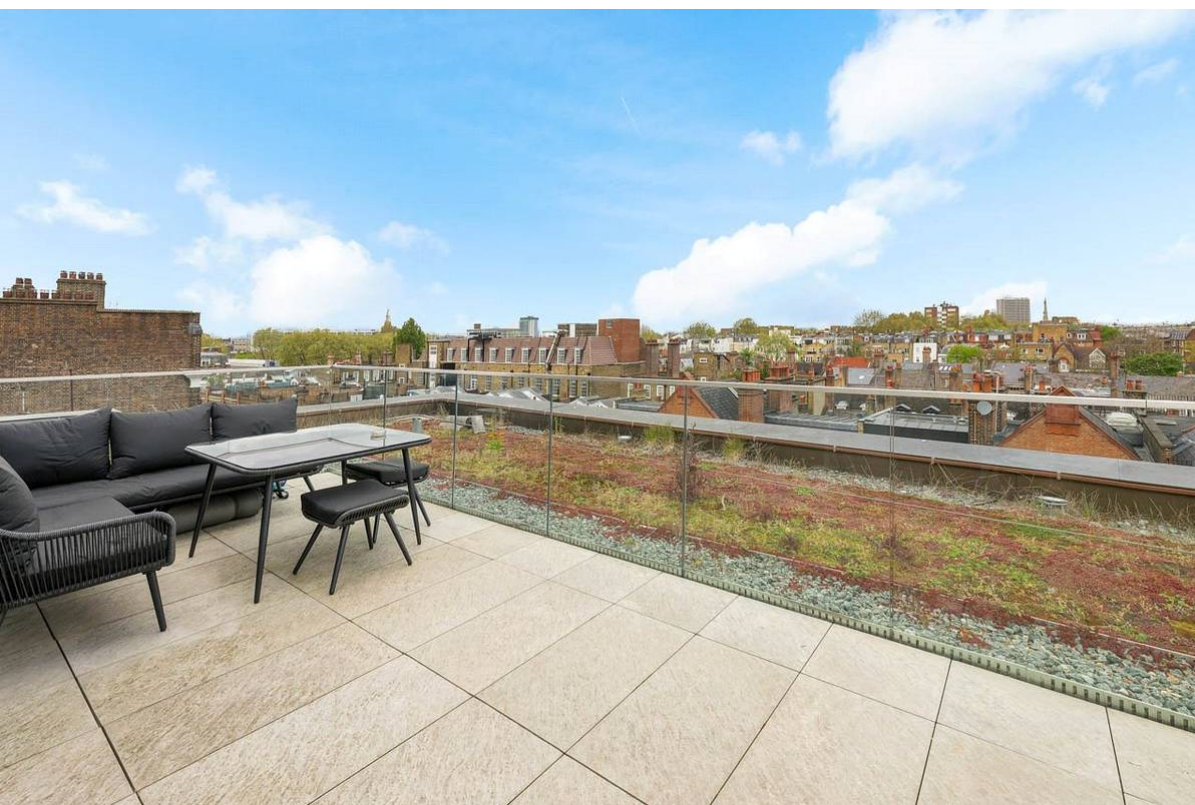




RUSSELL SIMPSON

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 114 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC B	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 248 YEARS	GROUND RENT £250 P/Y	SERVICE CHARGE £21,656 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

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

THIRD FLOOR

Terrace

Bedroom
10'9" x 7'6"
3.30 x 2.32m

Bedroom
10'9" x 9'6"
3.30 x 2.90m
CH 2.44M

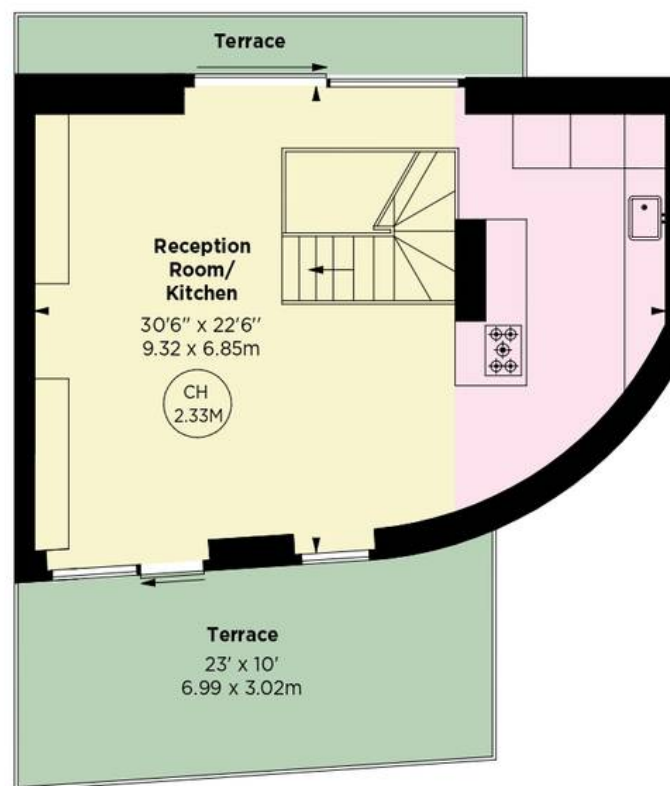
Principal Bedroom
10'3" x 10'1"
3.09 x 3.07m

Bathroom

Laundry

© Alex Winship Photography Ltd.

THIRD FLOOR



FOURTH FLOOR

ALEX WINSHIP
Photographer

¹² Consider the sentence only one to date or religious groups. It must be handled again as a statement not of respondents and only an approximation of how they are responding according to what is stated above in the text of the survey.



**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