



## **RUSSELL SIMPSON**

Stylish two-bedroom flat with  
terrace in a spectacular Chelsea  
building with porter

ESSOLDO HOUSE  
CHELSEA SW3

Essoldo House

£1,575,000

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>776<sub>SQ FT</sub></div> <div>72<sub>SQM</sub></div>	<div>OUTDOOR</div> <div>123<sub>SQ FT</sub></div>	<div>COUNCIL</div> <div>—</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>221<sub>YEARS</sub></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£13,139<sub>P/Y</sub></div>



## The Property

Contemporary flat in an award-winning new development next to the King's Road

Stepping into the flat on the second floor, the entrance hall leads through to a well-proportioned reception room. This includes an open-plan kitchen with fitted units and a breakfast bar, as well as enough space for separate dining and seating areas. Furthermore, sliding French doors lead out onto the terrace.

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.







## The Bedrooms

The principal bedroom includes an ensuite bathroom, a dressing area and a French door opening onto the terrace. The second bedroom has a bathroom opposite.





## The Neighbourhood

The property features a wide terrace with enough space for outdoor seating. Meanwhile, the building offers a lift and a porter

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 within walking distance. Furthermore, 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, SW<sub>3</sub>

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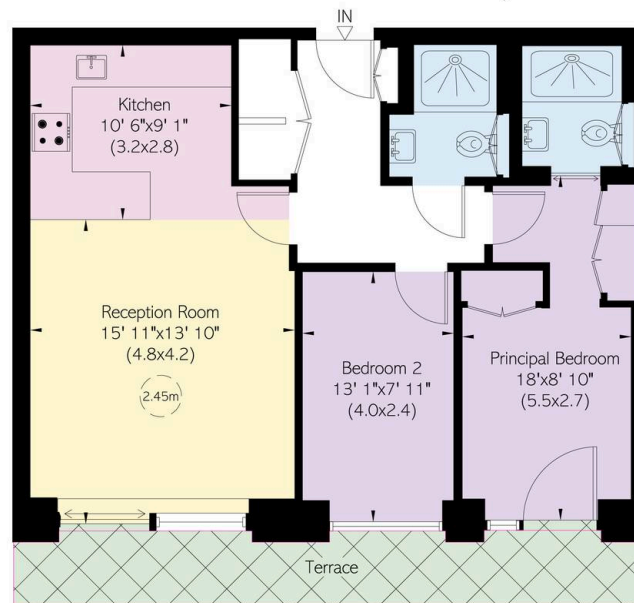
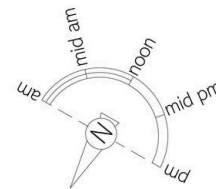
## Approximate Internal Area

776 sq ft/ 72 sq m

## Outside Area

123 sq ft/ 11 sq m

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.



Second Floor

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)