



## **RUSSELL SIMPSON**

Spectacular three-bedroom flat in an  
award-winning new development  
next to the King's Road

ESSOLDO HOUSE  
CHELSEA SW3

# Essoldo House

£3,750,000

BEDROOMS 3	INTERNAL 1,560 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	144 SQM	EPC B	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 250 YEARS	GROUND RENT £250 P/Y	SERVICE CHARGE £26,100 P/Y



## The Property

Impressive flat with contemporary interiors in a recently built Chelsea apartment block with parking

Stepping into the flat on the third floor, the entrance hall opens leads through to a generous living space. This includes an open-plan kitchen with fitted units and a breakfast bar, as well as a separate seating area. Furthermore, a rounded corner space provides an impressive dining area, while full-length windows on two sides ensuring the room is bright throughout the day.





## Indoor Spaces

The other side of the flat features three bedrooms. The principal bedroom includes an ensuite bathroom, a dressing area and a French door opening onto the terrace. The other two bedrooms have a bathroom opposite, as well as a guest WC.

The flat was recently 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. There is further storage space in the corridor.

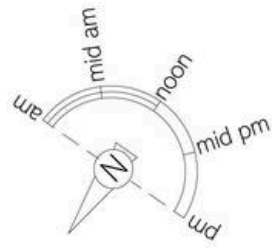




## The Neighbourhood

The reception room has a pair of French windows opening onto Juliet balconies. 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 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, SW3

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**Approximate Internal Area**  
1,560 sq ft / 145 sq m

**Outside Area**  
8 sq ft / 1 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.



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