

## **RUSSELL SIMPSON**

Modern one-bedroom flat on the  
King's Road with a porter and lift

OLD CHURCH STREET  
CHELSEA SW3

Old Church Street

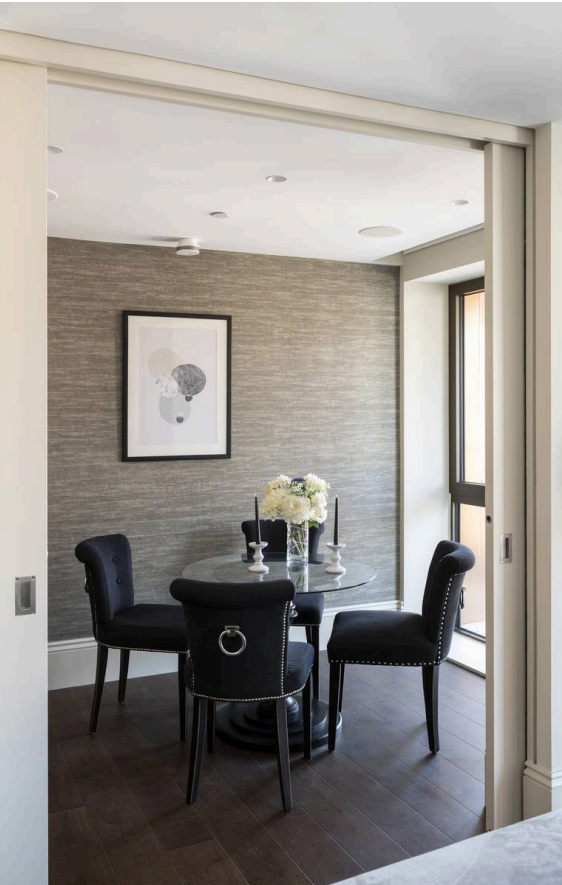
Sold

BEDROOMS 1	INTERNAL 768 SQ FT	OUTDOOR 103 SQ FT	COUNCIL —
BATHROOMS 1	71 SQM	EPC B	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 251 YEARS	GROUND RENT —	SERVICE CHARGE £10,723 P/Y

# The Property

The flat is newly built and finished to a high standard. This includes comfort cooling and underfloor heating, as well as beautiful views over the King's Road.

Stylish second-floor flat in a spectacular new-build apartment block in the heart of Chelsea



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img 1

Dining Area

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img 2

Kitchen



## Indoor Spaces

Entering the flat on the second floor, a central corridor leads through to the reception room. This includes an open-plan kitchen with breakfast bar, a spacious seating area and French windows opening onto the balcony.

In addition, the study or dining room opens onto the reception room via sliding doors, giving an added sense of space and light.



## Double Bedroom

At the opposite end of the flat is a bedroom with ensuite bathroom. A guest loo and inbuilt storage complete the property.





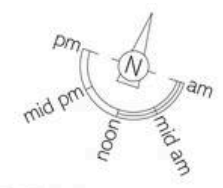
## Outdoor Spaces

A long balcony runs the entire width of the property, with sliding doors providing access from the bedroom and reception room.



## The Neighbourhood

Essoldo House is a modern building 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.

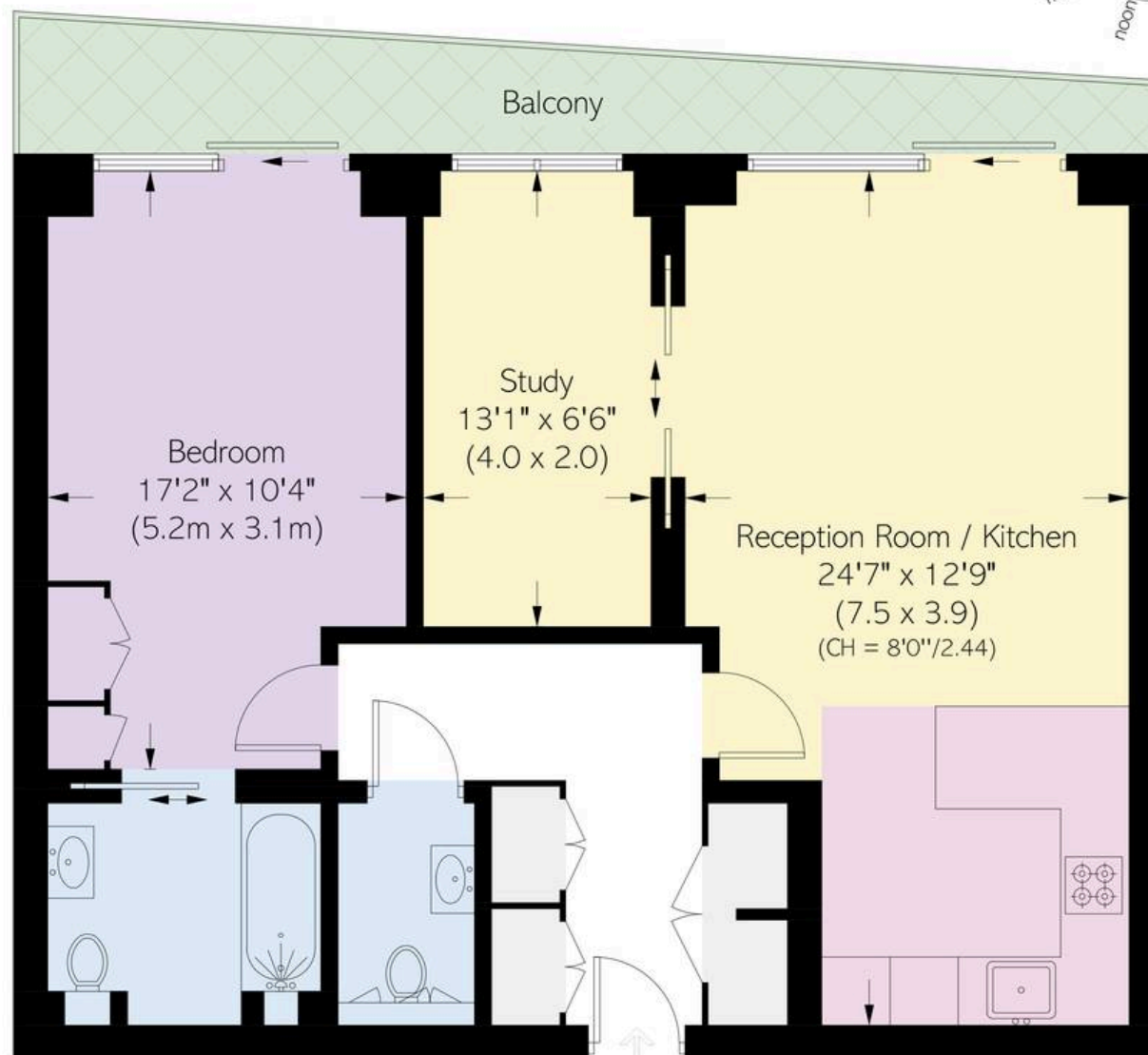


# Essoldo House, SW3

**Approximate area**  
768 sq ft / 71.4 sq m

**Approximate external area**  
103 sq ft / 9.6 sq m

## RUSSELL SIMPSON



Second Floor

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.



**RUSSELL  
SIMPSON**

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