



## **RUSSELL SIMPSON**

Spacious two-bedroom flat in  
Chelsea with porter, lift and  
underground garage

OLD CHURCH STREET  
CHELSEA SW3

Old Church Street

£3,600,000

BEDROOMS 2	INTERNAL 1,553 SQ FT	OUTDOOR 70 SQ FT	COUNCIL RBKC
BATHROOMS 2	144 SQM	EPC B	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 249 YEARS	GROUND RENT —	SERVICE CHARGE £31,301 P/Y



## The Property

Second-floor flat on the King's Road with a generous reception room, in a spectacular new-build apartment block

# Indoor Spaces

Entering the flat on the second floor, the entrance hall opens onto a central corridor, leading through to the main reception room. This is an impressive space, with an open-plan kitchen and breakfast bar, as well as separate dining and seating areas. Wall height-windows on two sides and a rounded corner window ensure the room is filled with light throughout the day.



img 1

Kitchen Detail

img 2

London Views



## The Bedrooms

On the opposite side of the flat is the principal bedroom, which includes a corridor wardrobe and a spacious ensuite bathroom. A second bedroom, a second bathroom, a guest loo and a study complete the property.





## Outdoor Spaces

Both bedrooms have access to the long balcony running alongside the flat. In addition, the reception room and kitchen both have French windows opening onto Juliet balconies.



## The Neighbourhood

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

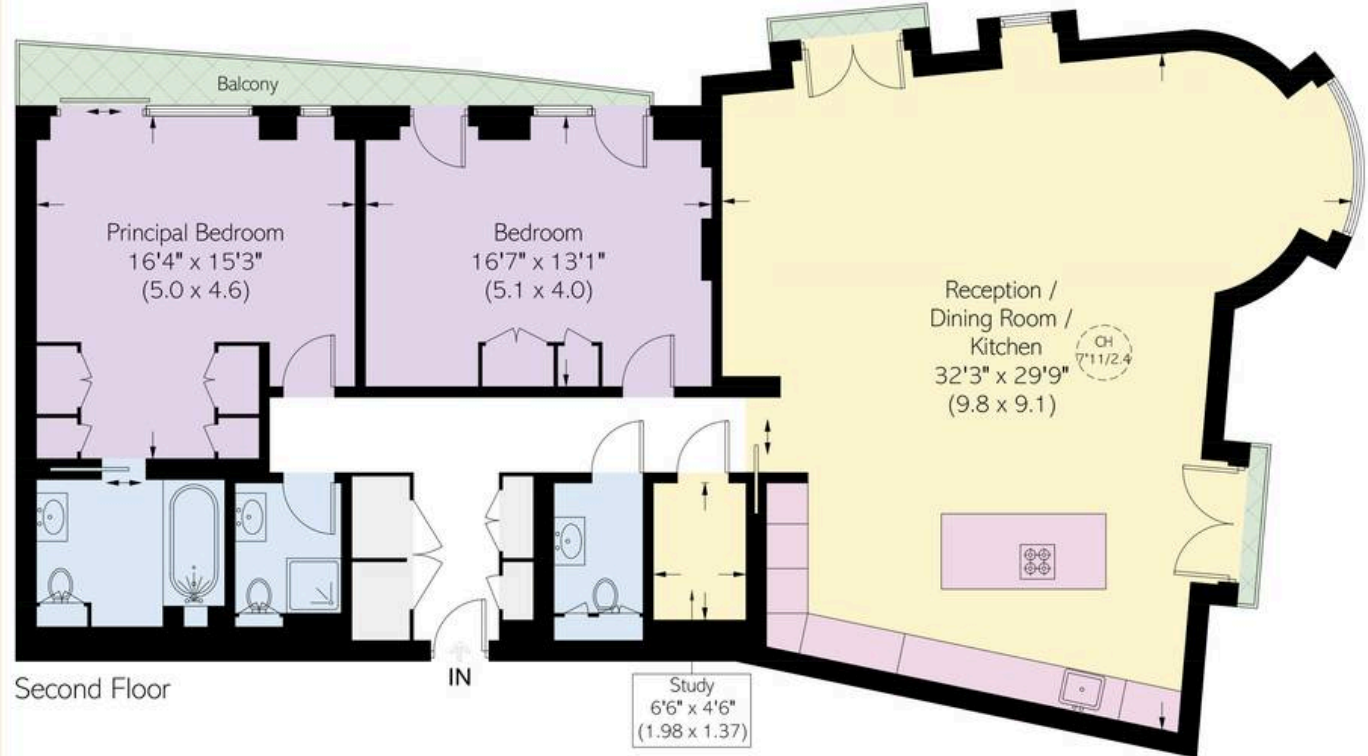
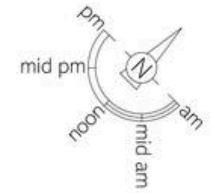
Essoldo House is a modern building on the site of the former Essoldo cinema, Chelsea. Its dramatic shape evokes this history, while also housing a modern Everyman cinema. The building is exceptionally well-located on the King's Road, with many shops and restaurants in walking distance. In addition, Old 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**  
1553 sq ft / 144.3 sq m

**Approximate external area**  
70 sq ft / 6.5 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.



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SIMPSON**

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## Contact Us

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