



## **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

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



## 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.

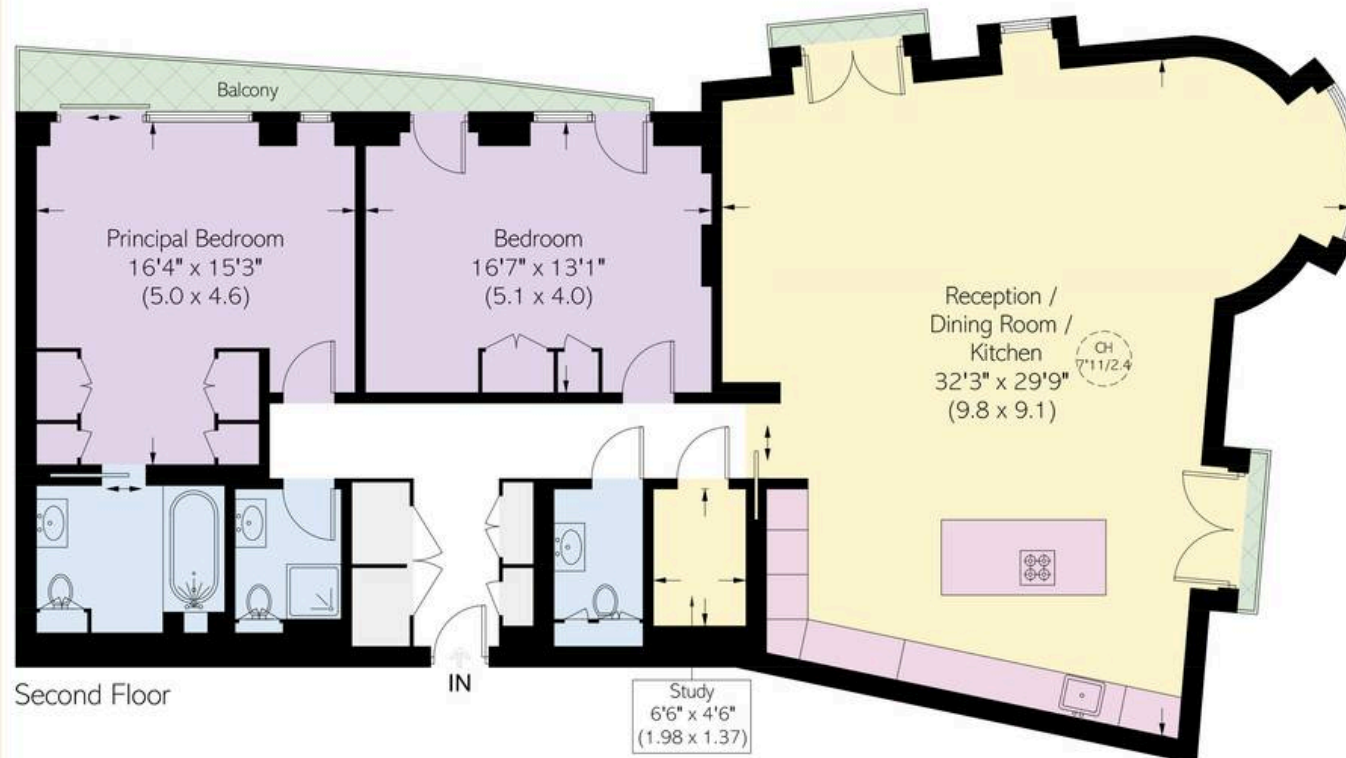
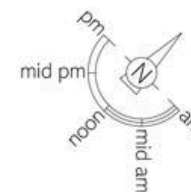


# Essoldo House, SW3

**Approximate area**  
1553 sq ft / 144.3 sq m

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

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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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## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

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

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