



## Essoldo House, Old Church Street, Chelsea, SW3

£3,750,000

<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Surface</b>	1537 sqft
<b>Tenure</b>	Leasehold 250 years
<b>Ground Rent</b>	£250
<b>Service Charge</b>	£26,100
<b>Outdoor Space</b>	None
<b>Parking</b>	Underground Car Park
<b>Council Tax</b>	Council Tax Band: G (RBKC)

### STUNNING 3 BEDROOM RESIDENCE

Stunning 3-bedroom residence with jaw-dropping generous living space. The principal reception room sits on the 3<sup>rd</sup> level at the corner of Old Church Street and the Kings Road with stunning un-obstructed views over Old Chelsea and beyond. High ceiling height and a rotunda capped with an oval-shaped glass roof above the dining area makes this flat the jewel in Essoldo House. The apartment offers incredible and generous entertaining space over 1,537 sq.ft with a vast reception room, a state of the art high spec Porcelanosa open-plan kitchen with Miele appliances and instant boiling water taps. The principal bedroom benefits from an en-suite dressing room and its own wet room, there are a further 2 double bedrooms with oak panel fitted wardrobes, a family bathroom with bath and shower and a guest cloakroom. There is also a utility room adjacent to the kitchen. The

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apartment is finished to the highest specification with European oak flooring, Carrara marble tiles flooring in bathrooms and kitchen, solid oak doors, integrated air-cooling system, under floor heating. Every room is connected to a smart home technology system via an I-pad. Porter during the day and lift to all floors. Secure underground car parking available with the flat.

## Features

Entrance, Reception Room/Dining Space, State Of The Art Open Plan Kitchen, 2 Double Bedrooms, Further Double Bedroom, En-Suite Dressing Room And En-Suite Bathroom, Family Bathroom, Guest Cloakroom, Lift, Concierge, Underground Parking Space By Separate Negotiation



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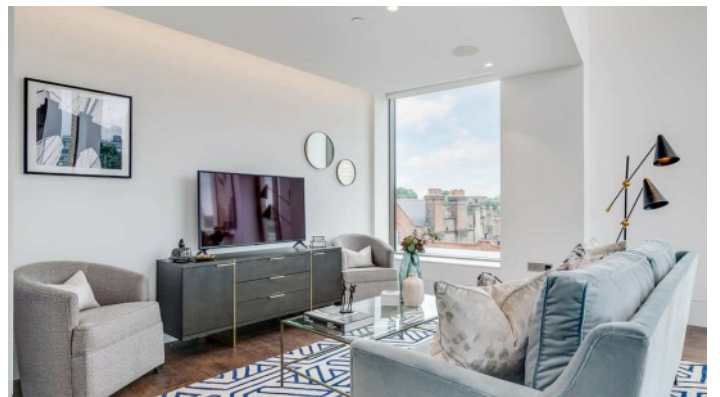
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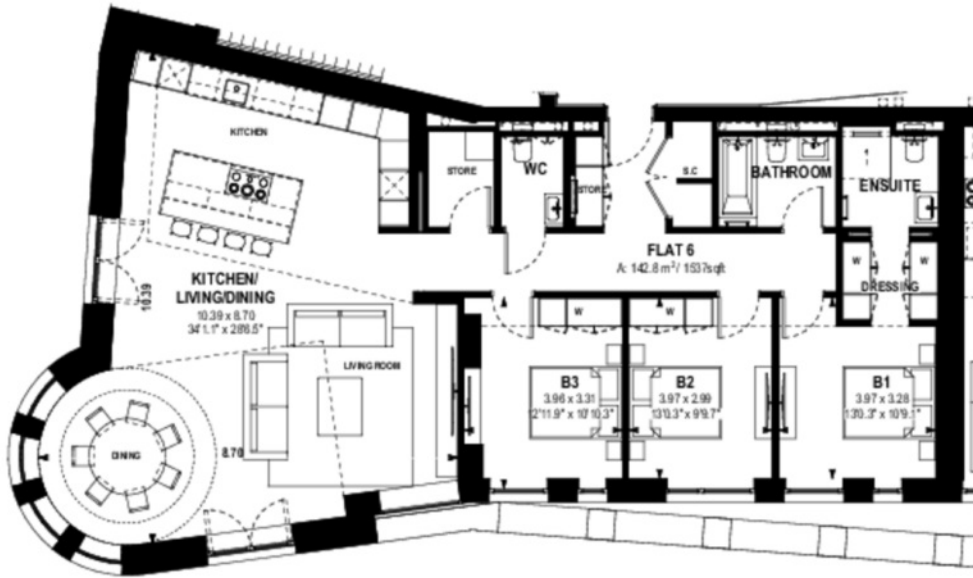
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FLAT 6 - LEVEL +3



KEY PLAN



ACCOMMODATION AREA SCHEDULE:	
KITCHEN/LIVING/DINING:	64.9m <sup>2</sup> / 698.6 sqft
BEDROOM 1:	11.6m <sup>2</sup> / 124.9 sqft
BEDROOM 2:	11.3m <sup>2</sup> / 121.6 sqft
BEDROOM 3:	11.8m <sup>2</sup> / 127 sqft
FAMILY BATHROOM:	4.6m <sup>2</sup> / 49.5 sqft
ENSUITE:	4m <sup>2</sup> / 43.1 sqft
WC:	2.5m <sup>2</sup> / 26.9 sqft
<b>G.I.A.:</b>	<b>142.8m<sup>2</sup> / 1537 sqft</b>

KEY	
S.C	Service Cupboard
W	Window
WD	Opening Window Unit
F	Fireplace/Chimney
DW	Door Frame



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# SUSAN METCALFE RESIDENTIAL

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>	84	84	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



### IMPORTANT NOTICE

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