



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

£1,575,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Surface</b>	774 sqft
<b>Tenure</b>	Leasehold 222 years
<b>Ground Rent</b>	£250
<b>Service Charge</b>	£13,139
<b>Outdoor Space</b>	Terrace
<b>Parking</b>	None
<b>Council Tax</b>	Council tax band G (RBKC)

### STUNNING 2 BEDROOM APARTMENT WITH PRIVATE BALCONY

A very bright 2-bedroom apartment on the second level with private balcony overlooking the Kings Road. Triple glazing on this floor ensures total sound proofing. The living room combines contemporary and spacious space with a super smart fully fitted open plan kitchen with breakfast bar and Miele appliances including a wine-cooler. The principal bedroom has an en-suite dressing room and shower room. Smart home technology ensures central control via a central I-pad for temperature control, air cooling, and surround sound in every room. Dark European wood flooring throughout. Carrara marble in the 2 bathrooms.

#### Features

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

[www.susanmetcalfe.com](http://www.susanmetcalfe.com)

[info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





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Entrance, Reception Room/Dining Space, State Of The Art Open Plan  
Kitchen, Bedroom, Further Double Bedroom, Dressing Room And En-Suite  
Shower Room, Family Bathroom, Lift, Concierge.



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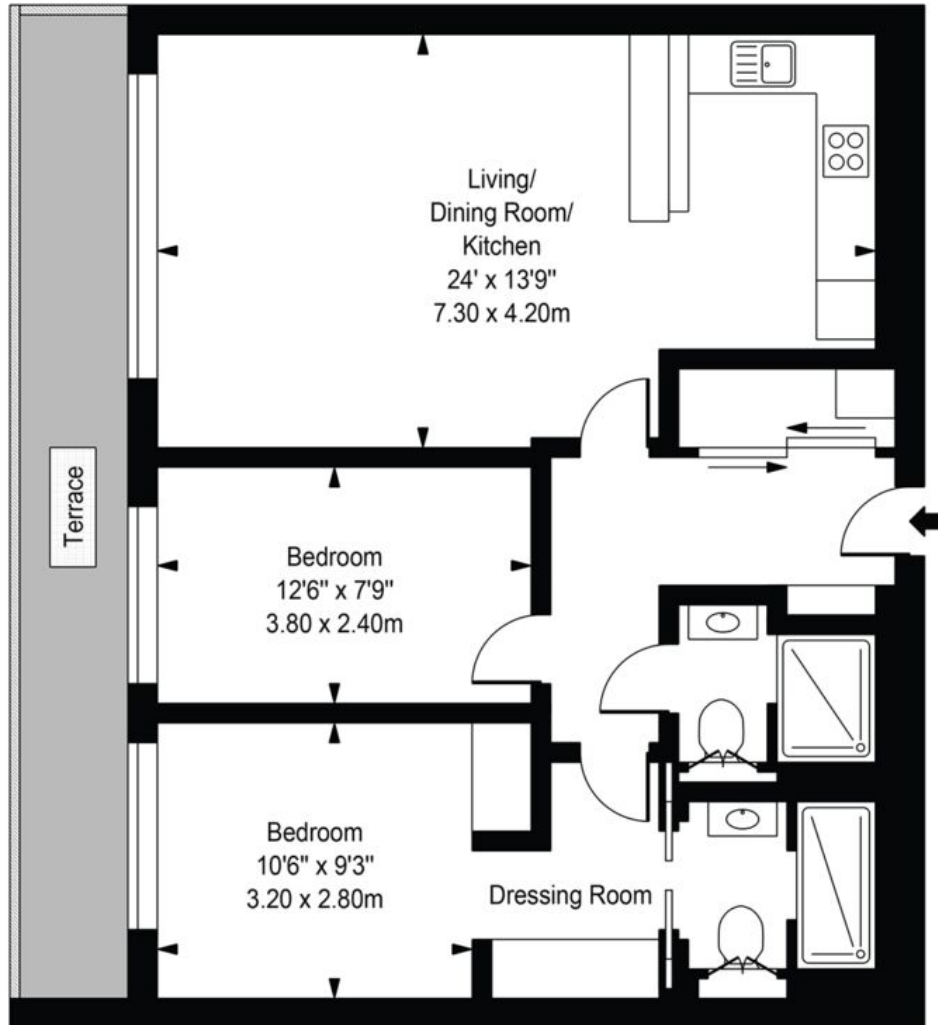




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## Essoldo House

Approx. Gross Internal Area 774 Sq Ft - 71.91 Sq M



### Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





# 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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