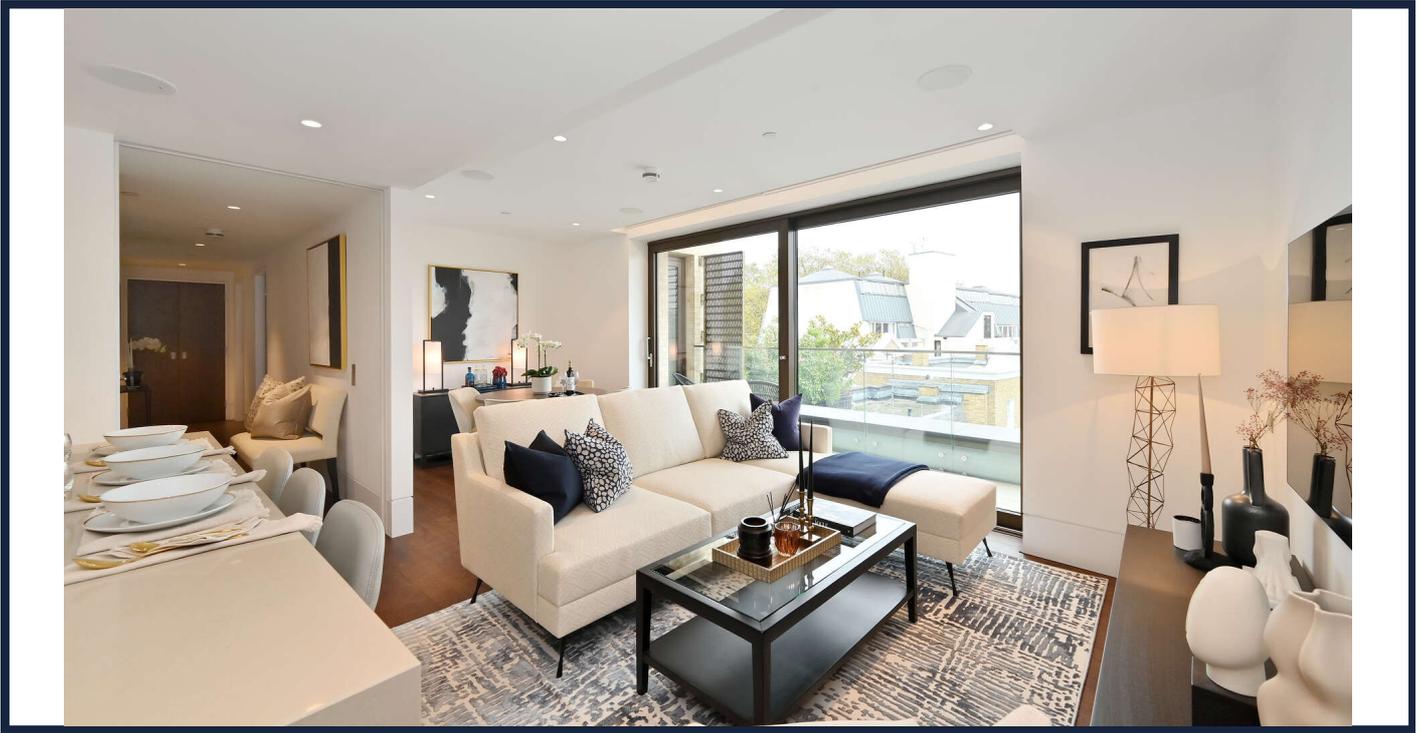




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## Essoldo House, Kings Road, Chelsea, SW3

£2,495,000

Bedrooms	2
Bathrooms	3
Surface	1189 sqft
Tenure	Leasehold 250 years
Ground Rent	£250
Service Charge	£22,339
Outdoor Space	Terrace
Parking	Underground Car Park
Council Tax	Council Tax Band G (RBKC)

### EXCEPTIONAL 2 BEDROOM APARTMENT WITH TERRACE

An exceptional 2-bedroom apartment situated on the 2nd floor (with lift) in this new luxury residential development on the south side of the iconic Kings Road. The apartment benefits from oak wood flooring throughout, air cooling system, instant hot water tap in the kitchen, double glazing, underfloor heating and Carrara marble bathrooms and kitchen. It also benefits from a large private south facing terrace leading off the reception room.

#### Features

entrance, reception room/dining space, open plan kitchen, breakfast bar, principal bedroom, further double bedroom, dressing room, en-suite shower room, family bathroom, guest cloakroom, terrace, lift, concierge, underground parking space, video entry system.

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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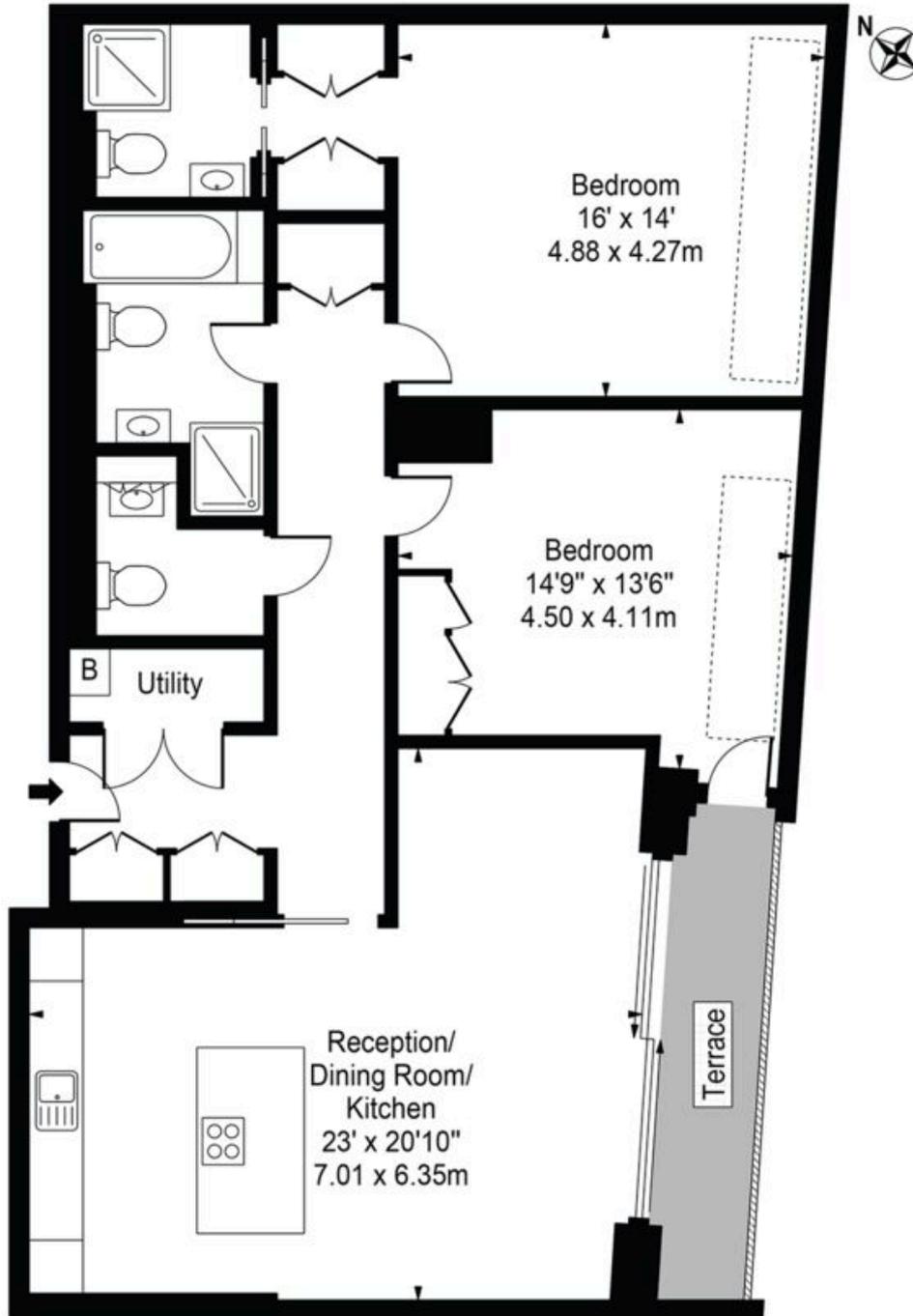




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## Essoldo House

Approx. Gross Internal Area 1189 Sq Ft - 110.46 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.

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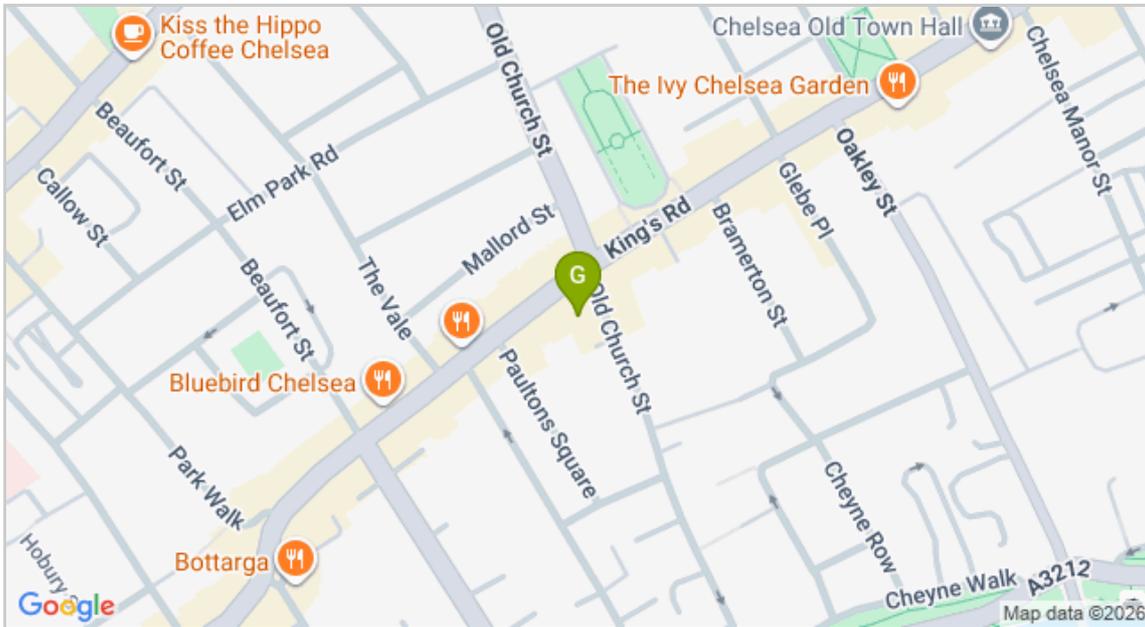


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(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	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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