



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

£3,600,000

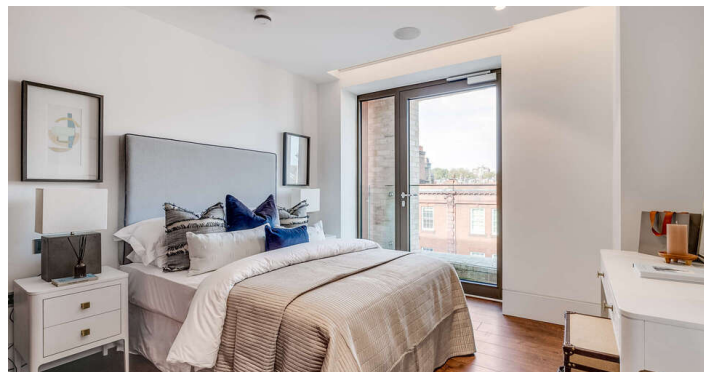
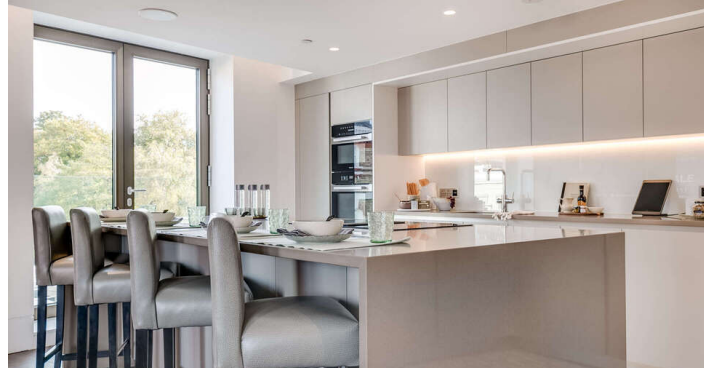
|                       |                           |
|-----------------------|---------------------------|
| <b>Bedrooms</b>       | 2                         |
| <b>Bathrooms</b>      | 3                         |
| <b>Surface</b>        | 1536 sqft                 |
| <b>Tenure</b>         | Leasehold 250 years       |
| <b>Ground Rent</b>    | £250                      |
| <b>Service Charge</b> | £28,595                   |
| <b>Outdoor Space</b>  | Terrace                   |
| <b>Parking</b>        | Underground Car Park      |
| <b>Council Tax</b>    | Council Tax Band G (RBKC) |

### EXCEPTIONAL SECOND FLOOR 2 BEDROOM RESIDENCE

A stunning 2-bedroom and 3-bathroom apartment on the second level at the corner of Old Church Street and the Kings Road with views over this iconic part of Chelsea. The apartment offers incredible and generous entertaining space with a state-of-the-art open plan Porcelanosa kitchen with Miele appliances, instant hot water tap, wine cooler. The 2 bedrooms overlooking the Kings Road benefit from triple glazing and a private balcony. The principal bedroom has an en-suite dressing room and bathroom. A guest cloakroom, a shower room and a utility room complete the flat. The award winning Essoldo House building has been designed with high specifications in mind with European oak wood flooring throughout, air cooling system, smart home technology, underfloor heating and Italian Carrara marble in kitchen and bathrooms.

#### Features

entrance hall, reception room/dining space, state of the art open plan kitchen, principal bedroom, en-suite dressing room, en-suite bathroom, shower room, guest cloakroom, utility room, terrace, lift, concierge, underground parking space.

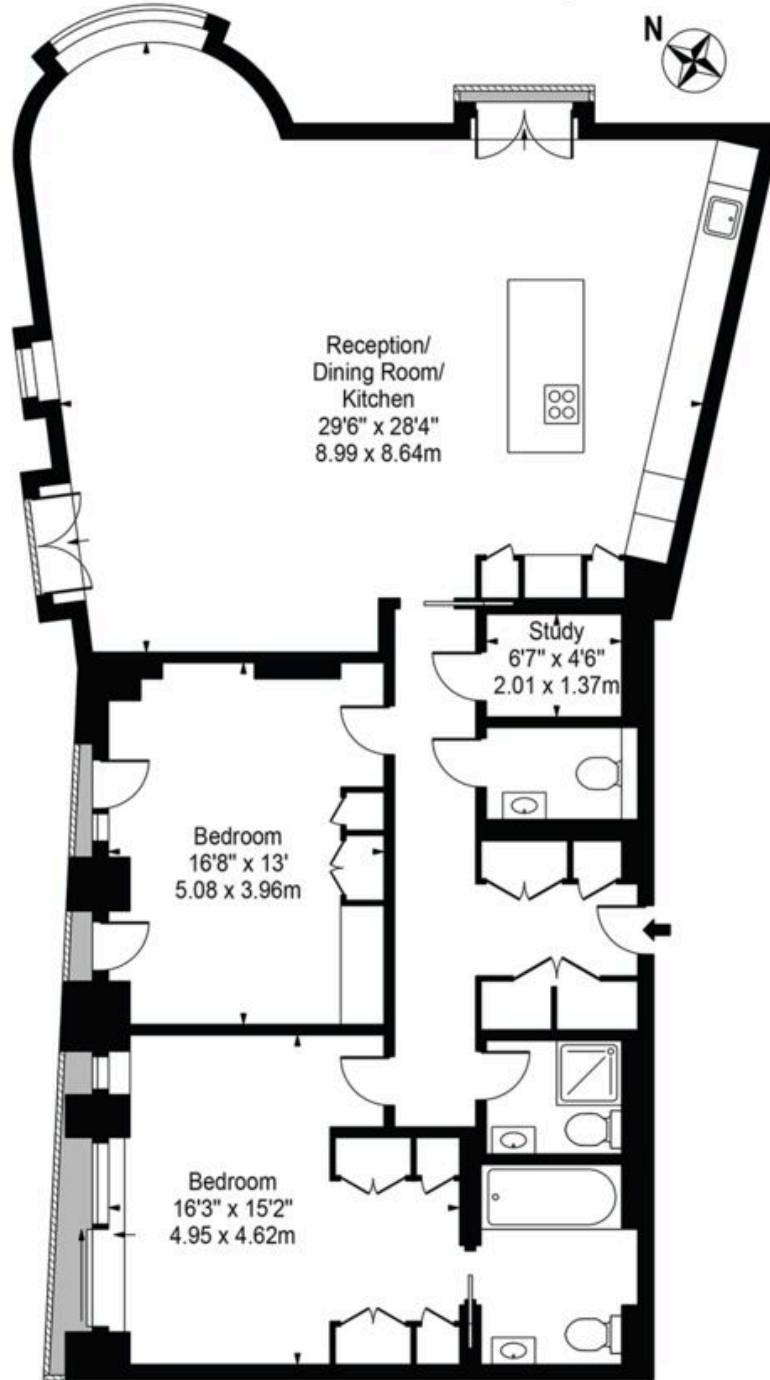




SUSAN METCALFE  
RESIDENTIAL

## Essoldo House

Approx. Gross Internal Area 1536 Sq Ft - 142.70 Sq M





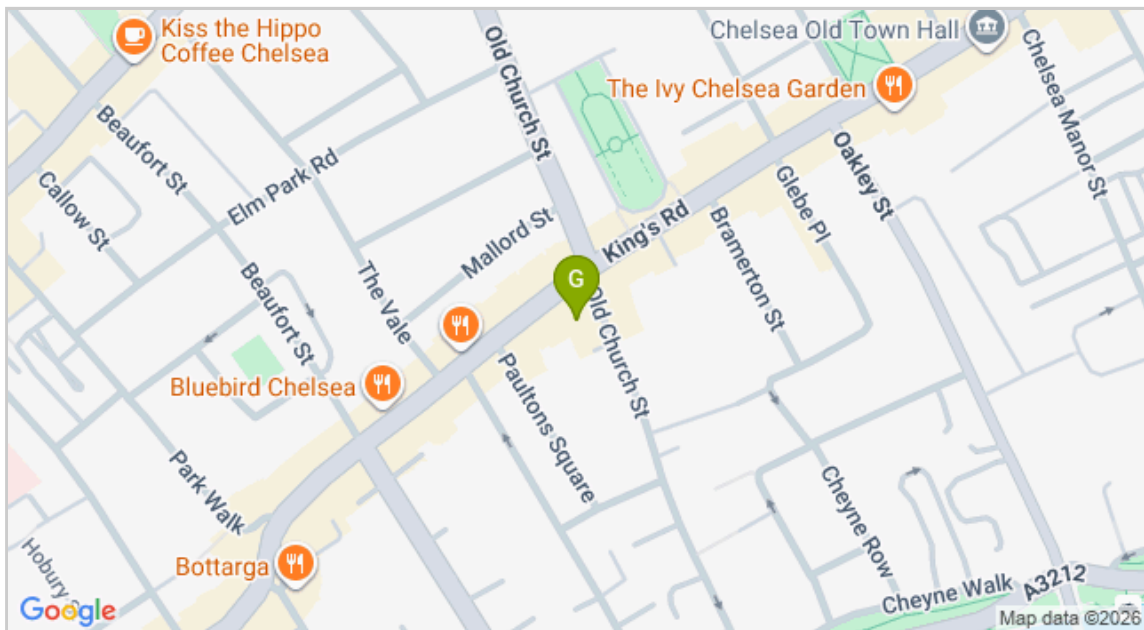
Second Floor

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.



| Energy Efficiency Rating   |         |           | Environmental Impact (CO <sub>2</sub> ) Rating   |         |           |
|--|---------|-----------|--|---------|-----------|
|  | Current | Potential |  | 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>   |         |           | <b>England &amp; Wales</b>   |         |           |
| EU Directive 2002/91/EC  |         |           | 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. |         |           |



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