



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

£1,850 per week

<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Furnished</b>	Unfurnished
<b>Availability</b>	7th November 2022
<b>Outdoor Space</b>	Terrace
<b>Parking</b>	Underground Car Park
<b>Council Tax</b>	Council Tax Band: H (RBKC)

### STYLISH 3 BEDROOM PENTHOUSE MAISONETTE WITH TERRACES

A stunning modern maisonette with generous contemporary living accommodation with glorious views, situated on the 3rd and 4th floors of this award-winning new building positioned at the corner of Old Church Street and the Kings Road. The apartment enjoys a dual aspect reception room with access to private terraces on both sides. It also enjoys high specifications throughout with oak flooring, Porcelanosa kitchen with Miele appliances, Carrara marble bathrooms, solid dark oak doors, integrated air-cooling system, under floor heating and smart home technology. Day porter, night security, lift. Secure underground car parking is available by separate negotiation. No Royal Borough of Kensington & Chelsea parking permit available.

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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## Features

Entrance Hall, Study/Single Bedroom, Principal Bedroom, En-Suite Dressing Room, Bathroom, 2nd Double Bedroom, Bathroom, Reception Room/Dining Area, Modern Kitchen, Terrace, Lift, Day Porter, Night Security, Underground Parking Space (By Separate Arrangement).



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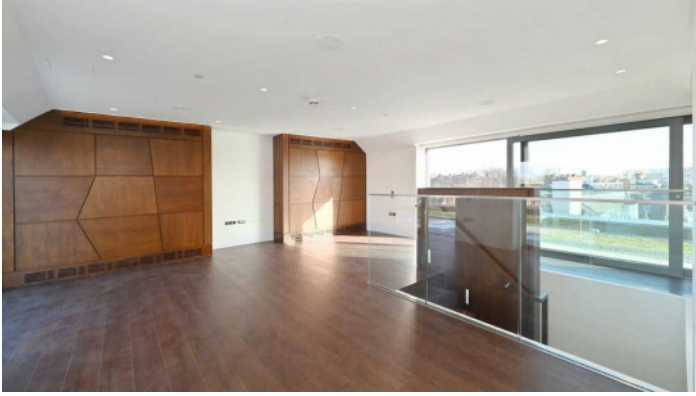
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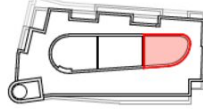




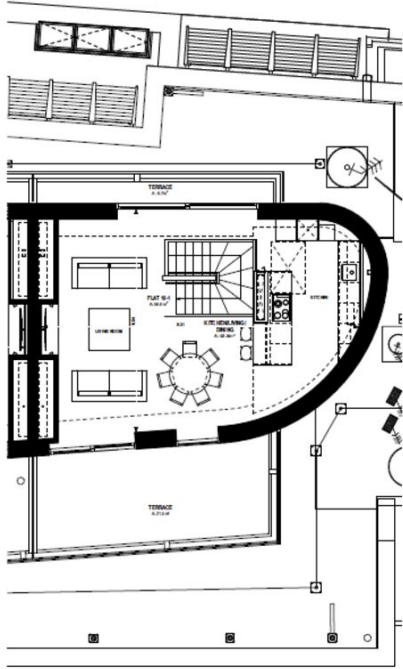
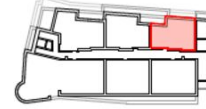
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FLAT 10

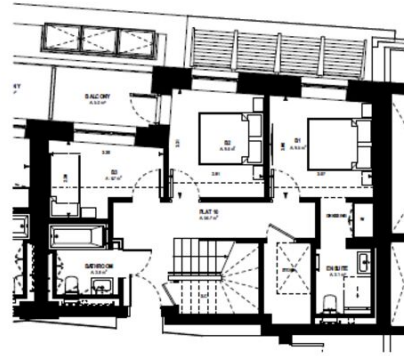
KEY PLAN



KEY PLAN



FLAT 10 - LEVEL +4



FLAT 10 - LEVEL +3



ESSOLDO HOUSE



KEY	
S.C	Service Cupboard
W	Window
WD	Window with Double Glazing
F	Fireplace/Heating
D.W	Door/Sliding

ACCOMMODATION AREA SCHEDULE:	
KITCHEN/LIVING/DINING	45.9m <sup>2</sup> / 493 sqft
BEDROOM 1	9.5m <sup>2</sup> / 102.3 sqft
BEDROOM 2	9.6m <sup>2</sup> / 103.3 sqft
BEDROOM 3	6.7m <sup>2</sup> / 72 sqft
FAMILY BATHROOM	3.8m <sup>2</sup> / 40.9 sqft
ENSUITE	3.1m <sup>2</sup> / 33.4 sqft
G.I.A. (0-0)	56.7m <sup>2</sup> / 610 sqft
G.I.A. (0-1)	56.9m <sup>2</sup> / 609 sqft
G.I.A. (TOTAL)	113.3m <sup>2</sup> / 1219 sqft
BALCONY (LEVEL +3)	5m <sup>2</sup> / 54 sqft
NORTH TERRACE (+4)	21.9m <sup>2</sup> / 231 sqft
SOUTH TERRACE (+4)	6.7m <sup>2</sup> / 72 sqft

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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.

**INFORMATION FOR TENANTS**

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

**IMPORTANT NOTICE**

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.



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