



Essoldo House, Old Church Street, Chelsea, SW3

£4,950,000

Bedrooms	3
Bathrooms	3
Surface	1523 sqft
Tenure	Leasehold
Ground Rent	£250
Outdoor Space	Terrace
Parking	Underground Car Park

EXCEPTIONAL SECOND FLOOR 3 BEDROOM RESIDENCE

A stunning 3 bedroom and 3-bathroom apartment on the second level at the corner with views over Old Church Street and the Kings Road. The apartment offers incredible and generous entertaining space over 700 sq.ft. with a state-of-the-art open plan kitchen with Miele appliances, instant hot water tap, wine cooler. All three double bedrooms overlooking the Kings Road benefit from triple glazing and a private balcony. The principal bedroom has an en-suite dressing room and shower room. A guest cloakroom and further family bathroom with bath and shower completes the flat. Dark European Oak wood flooring throughout, air cooling system, smart home technology, underfloor heating. 1,1545 sq ft. (balcony: 44 sq ft). Completed. Show flats available

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

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info@susanmetcalfe.com





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Features

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



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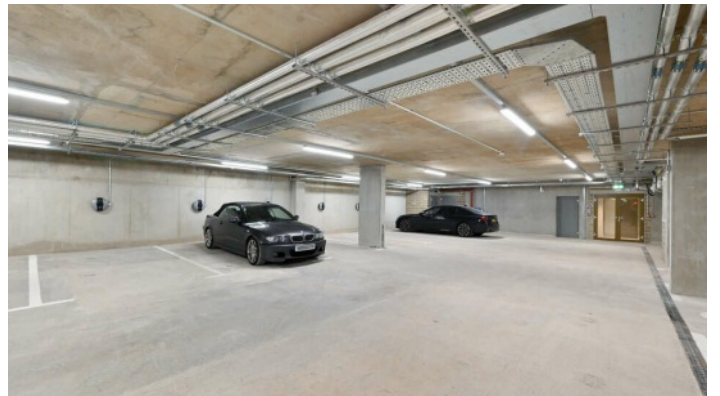
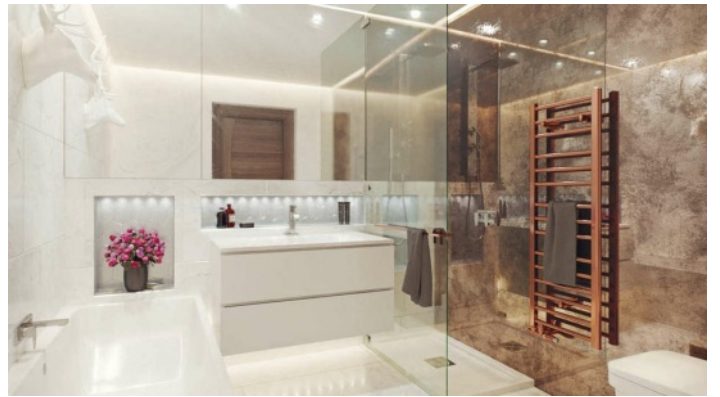
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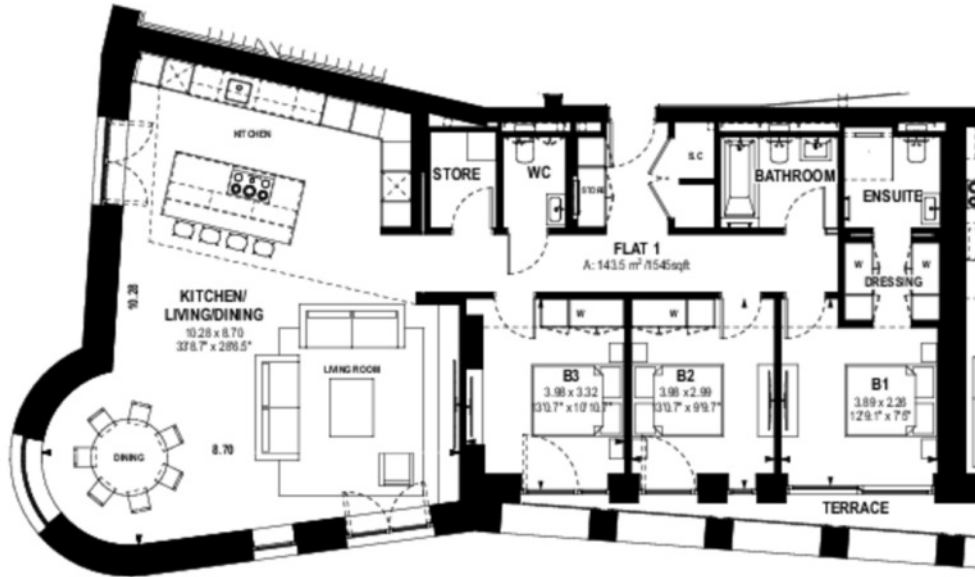
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FLAT 1 - LEVEL +2



KEY PLAN



ACCOMMODATION AREA SCHEDULE:	
KITCHEN/LIVING/DINING:	65.1m ² / 700.7 sqft
BEDROOM 1:	11.5m ² / 123.8 sqft
BEDROOM 2:	11.5m ² / 123.8 sqft
BEDROOM 3:	12m ² / 129.1 sqft
FAMILY BATHROOM:	4.6m ² / 49.5 sqft
ENSUITE:	4m ² / 42.9 sqft
WC:	2.5m ² / 26.9 sqft
G.I.A.:	143.55m² / 1545 sqft
TERRACE:	4.1m ² / 44 sqft

KEY	
SC	Shower/Cubicle
W	Window
WD	Sliding Window/Door
F	Fireplace/Rangehood
DW	Door Window



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B	84	84	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

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