



Essoldo House, Old Church Street, Chelsea, SW3

£3,750,000

Bedrooms	3
Bathrooms	3
Surface	1537 sqft
Tenure	Leasehold 250 years
Ground Rent	£250
Service Charge	£26,100
Outdoor Space	None
Parking	Underground Car Park
Council Tax	Council Tax Band: G (RBKC)

STUNNING 3 BEDROOM RESIDENCE

Stunning 3-bedroom residence with jaw-dropping generous living space. The principal reception room sits on the 3rd level at the corner of Old Church Street and the Kings Road with stunning un-obstructed views over Old Chelsea and beyond. High ceiling height and a rotunda capped with an oval-shaped glass roof above the dining area makes this flat the jewel in Essoldo House. The apartment offers incredible and generous entertaining space over 1,537 sq.ft with a vast reception room, a state of the art high spec Porcelanosa open-plan kitchen with Miele appliances and instant boiling water taps. The principal bedroom benefits from an en-suite dressing room and its own wet room, there are a further 2 double bedrooms with oak panel fitted wardrobes, a family bathroom with bath and shower and a guest cloakroom. There is also a utility room adjacent to the kitchen. The

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apartment is finished to the highest specification with European oak flooring, Carrara marble tiles flooring in bathrooms and kitchen, solid oak doors, integrated air-cooling system, under floor heating. Every room is connected to a smart home technology system via an I-pad. Porter during the day and lift to all floors. Secure underground car parking available with the flat.

Features

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



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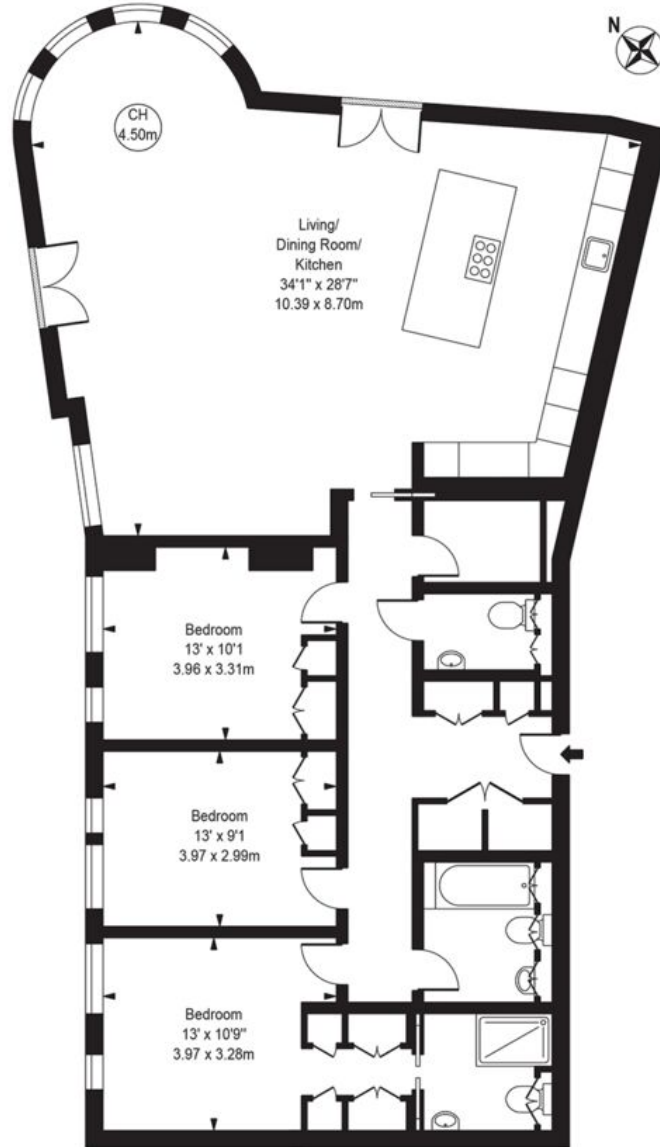




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Essoldo House

Approx. Gross Internal Area 1592 Sq Ft - 147.88 Sq M



Third 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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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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