



Essoldo House, Kings Road, Chelsea, SW3

£5,295,000

Bedrooms	3
Bathrooms	2
Surface	1406 sqft
Tenure	Leasehold
Ground Rent	£250
Outdoor Space	Terrace
Parking	Underground Car Park

STUNNING 3 BEDROOM DUPLEX PENTHOUSE WITH TERRACE & BALCONY

Set within Chelsea's conservation area, Essoldo House is a unique new build residential development. Located on the south side of the iconic Kings Road, between Old Church Street and Paultons Square.

Essoldo House, is a collection of eleven exceptional residences of two and three bedrooms, including 3 duplexes, and 8 apartments with terraces, within this new development retaining the iconic cinema and retail units on the Kings Road.

Striking contemporary design and the highest quality materials underpin every aspect of these modern Chelsea residences, Essoldo House blends 21st Century personality and character with the fabric of traditional Chelsea.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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For such a central location, Essoldo House, 279 Kings Road/73 Old Church Street, offers a surprisingly private and peaceful urban sanctuary with the added bonus of private underground parking and Concierge. **Underground parking space available by separate negotiation.**

Completed. Show flats available.

Features

Entrance, Reception Room/Dining Space, State Of The Art Open Plan Kitchen, Media Room/Bedroom, Double Bedroom, Further Double Bedroom With En-Suite Bathroom, Bathroom, Lift, Concierge, Underground Parking Space By Separate Negotiation



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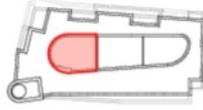




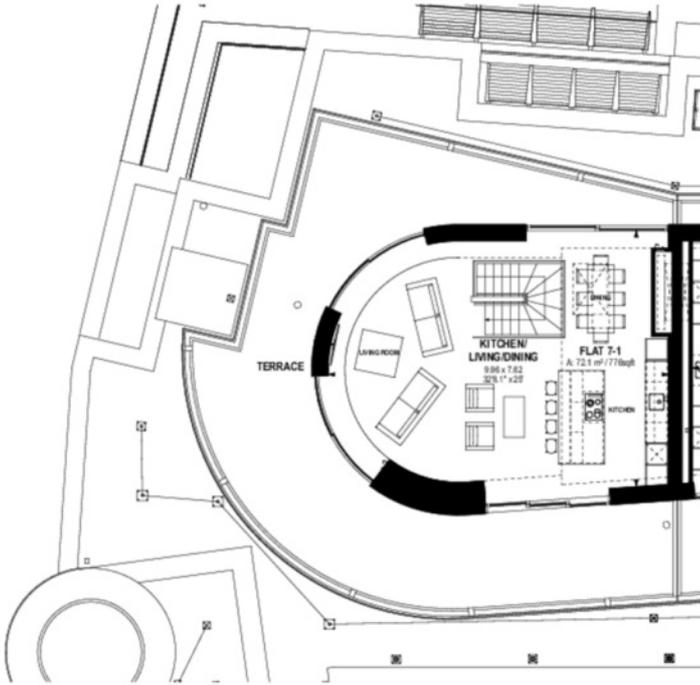
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FLAT 7

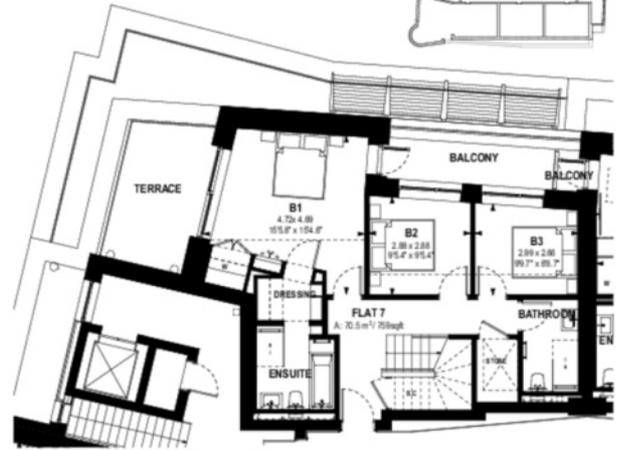
KEY PLAN



KEY PLAN



FLAT 7 - LEVEL +4



FLAT 7 - LEVEL +3

ACCOMMODATION AREA SCHEDULE	
KITCHEN/LIVING/DINING:	58.4m ² /629.4 sqft
BEDROOM 1:	17.8m ² /191.0 sqft
BEDROOM 2:	8.2m ² /88.3 sqft
BEDROOM 3:	8.2m ² /88.3 sqft
FAMILY BATHROOM:	4.4m ² /47.1 sqft
ENSUITE:	5.3m ² /57.1 sqft
G.I.A (T4):	78.9m ² /759 sqft
G.I.A (T3):	72.5m ² /776 sqft
TOTAL G.I.A:	142.8m ² /1535 sqft
BALCONY (LEVEL +3):	19.6m ² /114 sqft
BALCONY (LEVEL +3):	5.6m ² /60 sqft
TERRACE (LEVEL +4):	86.9m ² /933 sqft



SYMBOL	DESCRIPTION
WALL	Brick/Block
WC	Water Closet
W	Window
WB	Window Blind
F	Floor Slab
DW	Door

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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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