



## Essoldo House, Chelsea, SW3

£3,175,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Surface</b>	1379 sqft
<b>Tenure</b>	Leasehold 250 years
<b>Ground Rent</b>	£250
<b>Service Charge</b>	£23,423
<b>Outdoor Space</b>	Terrace
<b>Parking</b>	Underground Car Park
<b>Council Tax</b>	Council Tax Band H (RBKC)

### STYLISH 2 BEDROOM PENTHOUSE WITH 2 TERRACES

A stunning modern penthouse with generous contemporary living accommodation with glorious views over Chelsea and the London skyline, 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 penthouse 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. Secure underground parking comes with the apartment. There is also a day porter and a lift

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, Reception Room/Dining, Modern Open Plan Kitchen, 2 Bedrooms, 2 Bathrooms, 2 Terraces, Lift, Day Porter, Underground Parking Space, Internal Staircase.

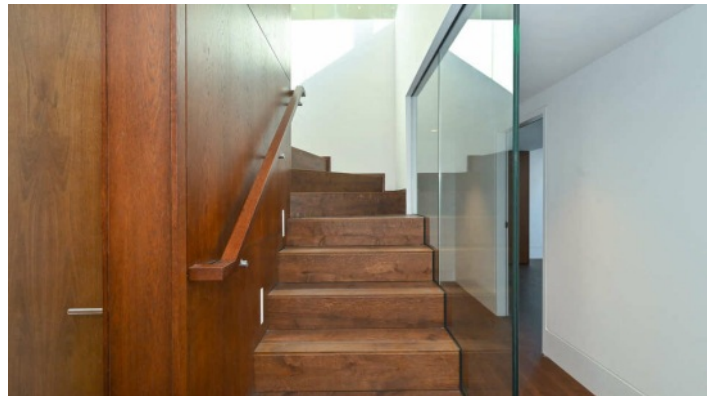


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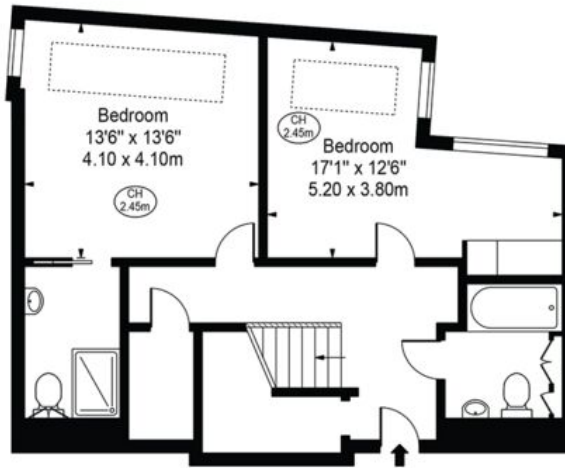
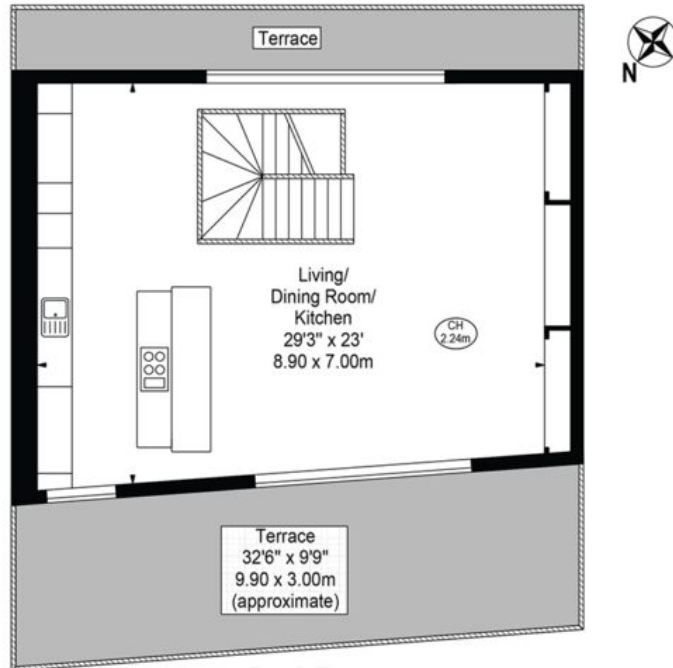




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## Essoldo House

Approx. Gross Internal Area 1348 Sq Ft - 125.23 Sq M



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 <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.



### IMPORTANT NOTICE

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