



Essoldo House, Old Church Street, Chelsea, SW3

£4,250,000

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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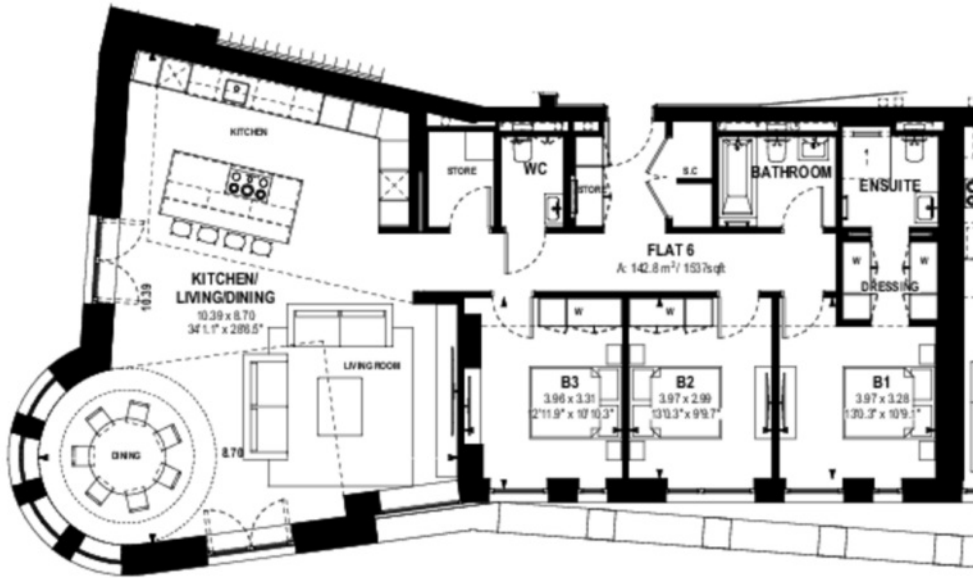
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FLAT 6 - LEVEL +3



KEY PLAN



KEY	
S.C	Service Cupboard
W	Window
WD	Opening Window Unit
F	Fireplace/Chimney
DW	Door Frame

ACCOMMODATION AREA SCHEDULE:	
KITCHEN/LIVING/DINING	64.9m ² / 698.6 sqft
BEDROOM 1:	11.6m ² / 124.9 sqft
BEDROOM 2:	11.3m ² / 121.6 sqft
BEDROOM 3:	11.8m ² / 127 sqft
FAMILY BATHROOM:	4.6m ² / 49.5 sqft
ENSUITE:	4m ² / 43.1 sqft
WC:	2.5m ² / 26.9 sqft
G.I.A.:	142.8m ² / 1537 sqft



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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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