



## Essoldo House, Kings Road, Chelsea, SW3

£2,495,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	3
<b>Surface</b>	1189 sqft
<b>Tenure</b>	Leasehold 250 years
<b>Ground Rent</b>	£250
<b>Service Charge</b>	£20,261
<b>Outdoor Space</b>	Terrace
<b>Parking</b>	Underground Car Park
<b>Council Tax</b>	Council Tax Band G (RBKC)

### EXCEPTIONAL 2 BEDROOM APARTMENT WITH TERRACE

An exceptional 2-bedroom apartment situated on the 2nd floor (with lift) in this new luxury residential development on the south side of the iconic Kings Road. The apartment benefits from oak wood flooring throughout, air cooling system, instant hot water tap in the kitchen, double glazing, underfloor heating and Carrara marble bathrooms and kitchen. It also benefits from a large private south facing terrace leading off the reception room.

#### Features

Entrance, Reception Room/Dining Space, Open Plan Kitchen, Breakfast Bar, Principal Bedroom, Further Double Bedroom, Dressing Room, En-Suite Shower Room, Family Bathroom, Guest Cloakroom, Terrace, Lift,

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020 7581 3349

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Concierge, Underground Parking Space, Video Entry System.

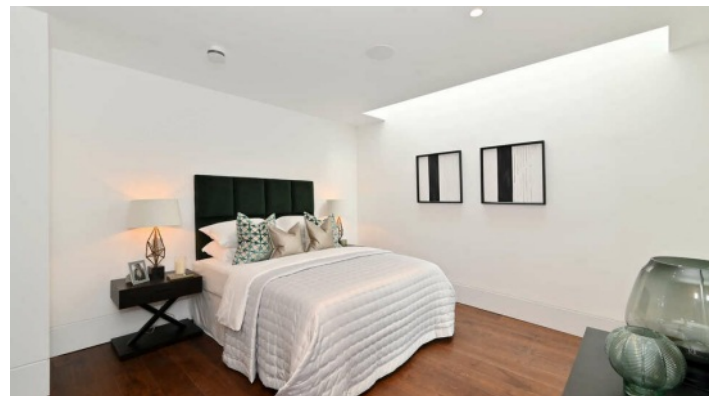
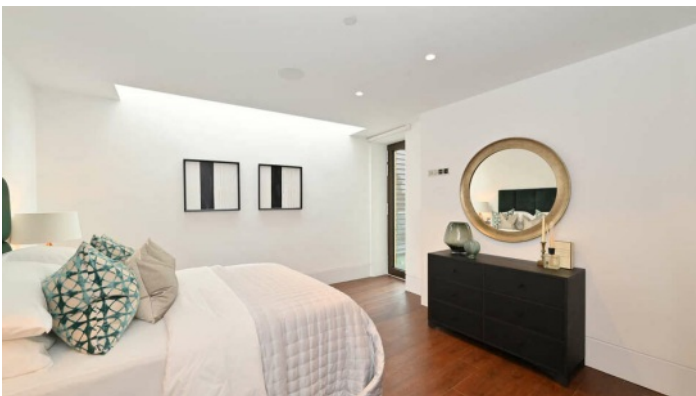
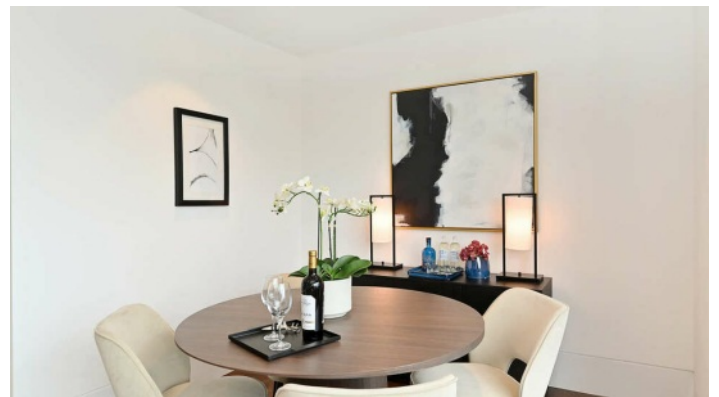
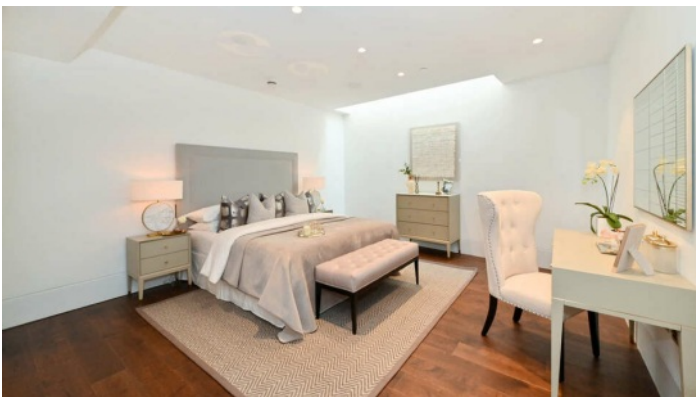


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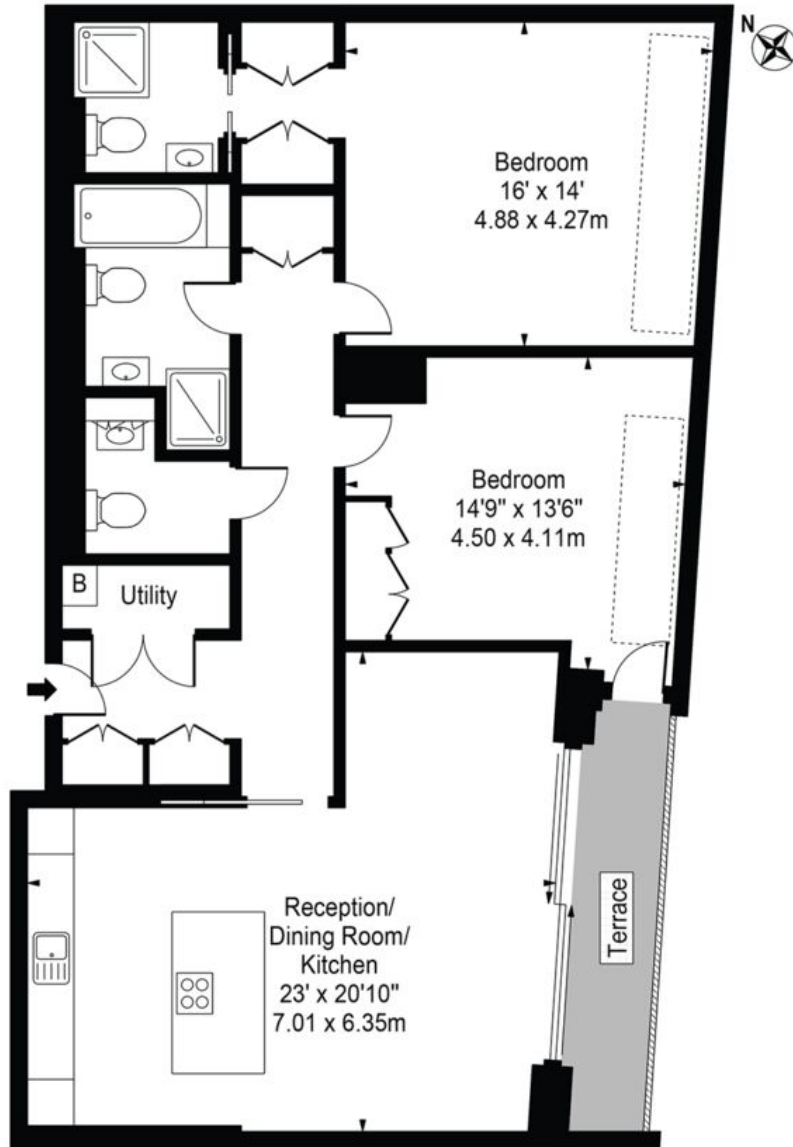




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## Essoldo House

Approx. Gross Internal Area 1189 Sq Ft - 110.46 Sq M



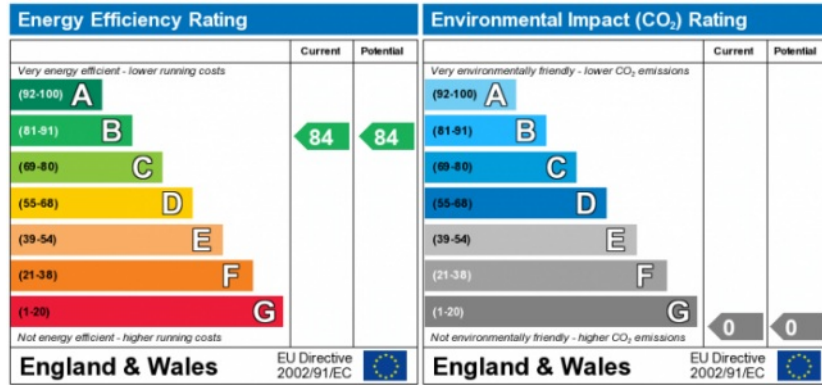
### Second Floor

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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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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