



Essoldo House, Old Church Street, Chelsea, SW3

£1,575,000

Bedrooms	2
Bathrooms	2
Surface	774 sqft
Tenure	Leasehold 222 years
Ground Rent	£250
Service Charge	£13,139
Outdoor Space	Terrace
Parking	None
Council Tax	Council tax band G (RBKC)

STUNNING 2 BEDROOM APARTMENT WITH PRIVATE BALCONY

A very bright 2-bedroom apartment on the second level with private balcony overlooking the Kings Road. Triple glazing on this floor ensures total sound proofing. The living room combines contemporary and spacious space with a super smart fully fitted open plan kitchen with breakfast bar and Miele appliances including a wine-cooler. The principal bedroom has an en-suite dressing room and shower room. Smart home technology ensures central control via a central I-pad for temperature control, air cooling, and surround sound in every room. Dark European wood flooring throughout. Carrara marble in the 2 bathrooms.

Features

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

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Entrance, Reception Room/Dining Space, State Of The Art Open Plan
Kitchen, Bedroom, Further Double Bedroom, Dressing Room And En-Suite
Shower Room, Family Bathroom, Lift, Concierge.



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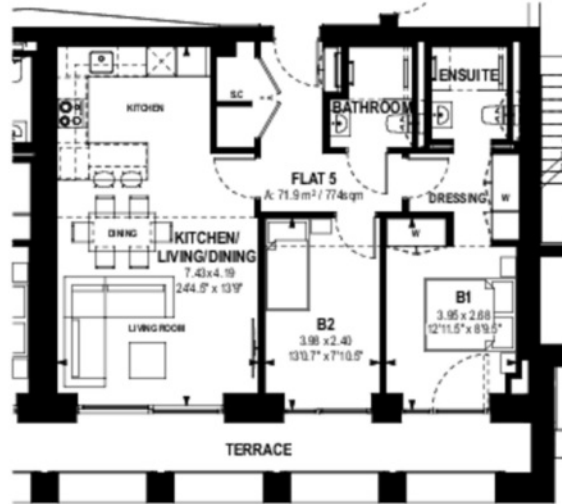
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FLAT 5 - LEVEL +2



KEY PLAN



KEY	
S.C	Service Cupboard
W	Wardrobe
WD	Washing Machine Dr. pr.
F	Fireplace/Chimney
DW	Door Frame

ACCOMMODATION AREA SCHEDULE:	
KITCHEN/LIVING/DINING:	29m ² / 313.2sqft
BEDROOM 1:	10m ² / 107.6sqft
MEDIA ROOM:	9.3m ² / 100.1sqft
FAMILY BATHROOM:	3.2m ² / 34.5sqft
ENSUITE:	3.1m ² / 33.4sqft
G.I.A.:	71.9m² / 774sqft
TERRACE:	11.2m ² / 121sqft





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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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