



SUSAN METCALFE  
RESIDENTIAL



## Essoldo House, Old Church Street, Chelsea, SW3

£2,650,000

Bedrooms	3
Bathrooms	2
Surface	1219 sqft
Tenure	Leasehold 250 years
Ground Rent	£250
Service Charge	£22,807
Outdoor Space	Terrace
Parking	Underground Car Park
Council Tax	Council Tax Band: H (RBKC)

### STYLISH 3 BEDROOM PENTHOUSE WITH TERRACES

A stunning modern penthouse with generous contemporary living accommodation with glorious views over the Chelsea 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 apartment 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 throughout. In addition there is a day porter and lift. The apartment comes with one secure underground car parking space.

#### Features

entrance hall, study/single bedroom, principal bedroom, en-suite dressing room, bathroom, 2nd double bedroom, bathroom, reception room/dining area, modern kitchen, terrace, lift, day porter, underground parking space

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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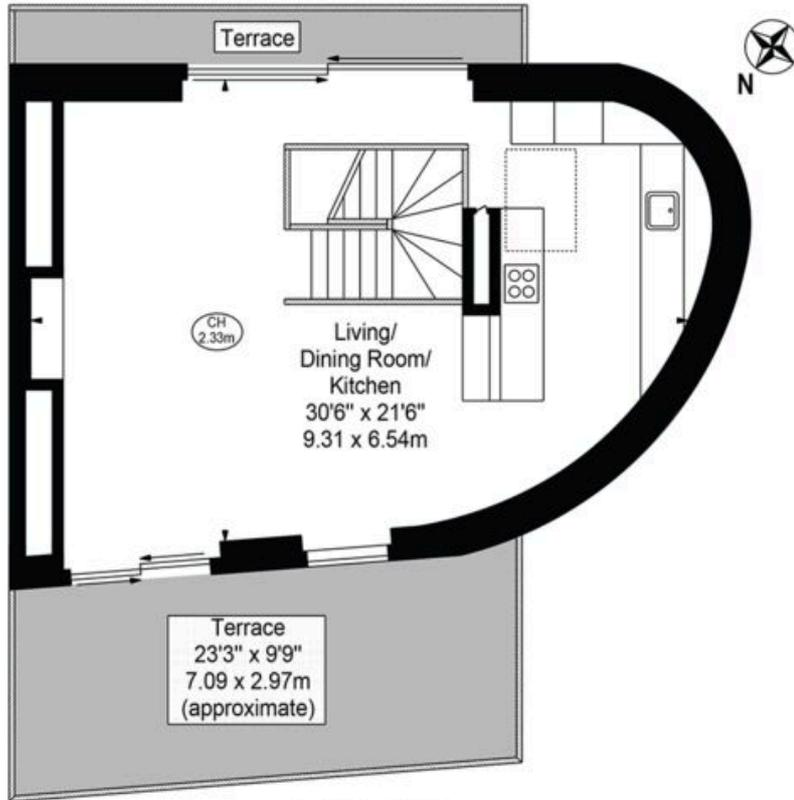




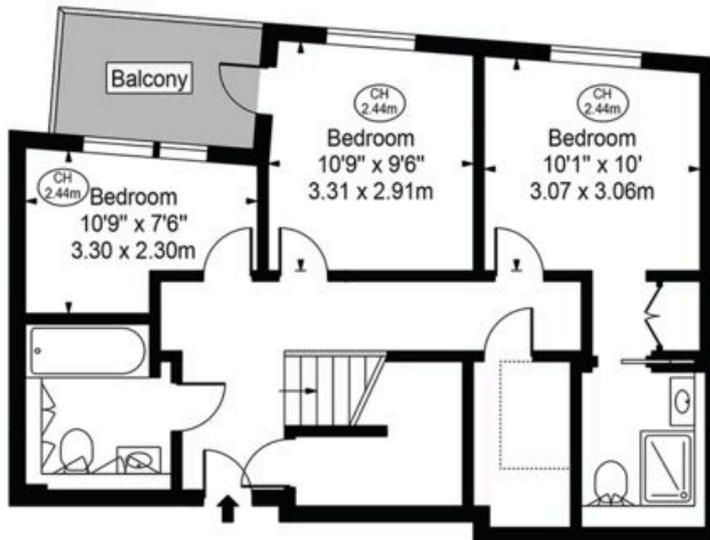
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## Essoldo House

Approx. Gross Internal Area 1219 Sq Ft - 113.25 Sq M



Fourth Floor



Third 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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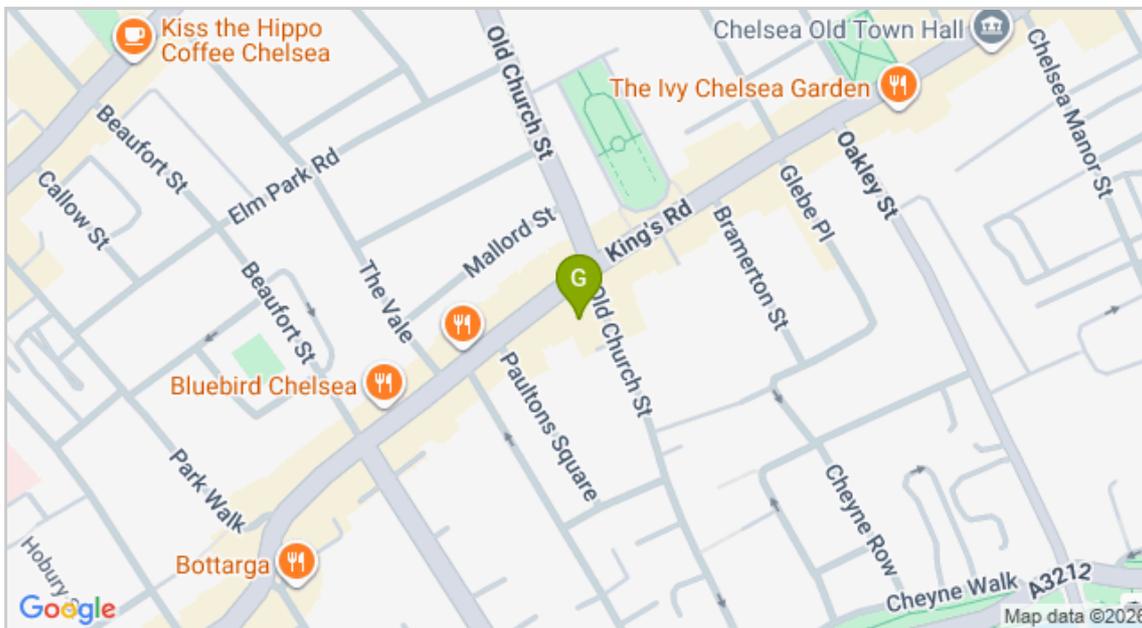


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(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

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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