

ESSOLDO HOUSE

279 KING'S ROAD, CHELSEA

BY ILONA HOUSE
SECURITIES LIMITED



UNIQUE, NEW BUILD RESIDENTIAL
DEVELOPMENT NEAR TO THE WORLD
FAMOUS BLUEBIRD, LOCATED OFF
THE KING'S ROAD WITHIN THE ROYAL
BOROUGH OF KENSINGTON AND CHELSEA





HOME TO NUMEROUS INTERNATIONAL BRANDS

The Essoldo House area of King's Road prides itself on its wellness and beauty salons such as Face Gym, Triyoga, Hari's, Duck & Dry; designers such as Sandro, Massimo Dutti and Lululemon as well as many more.



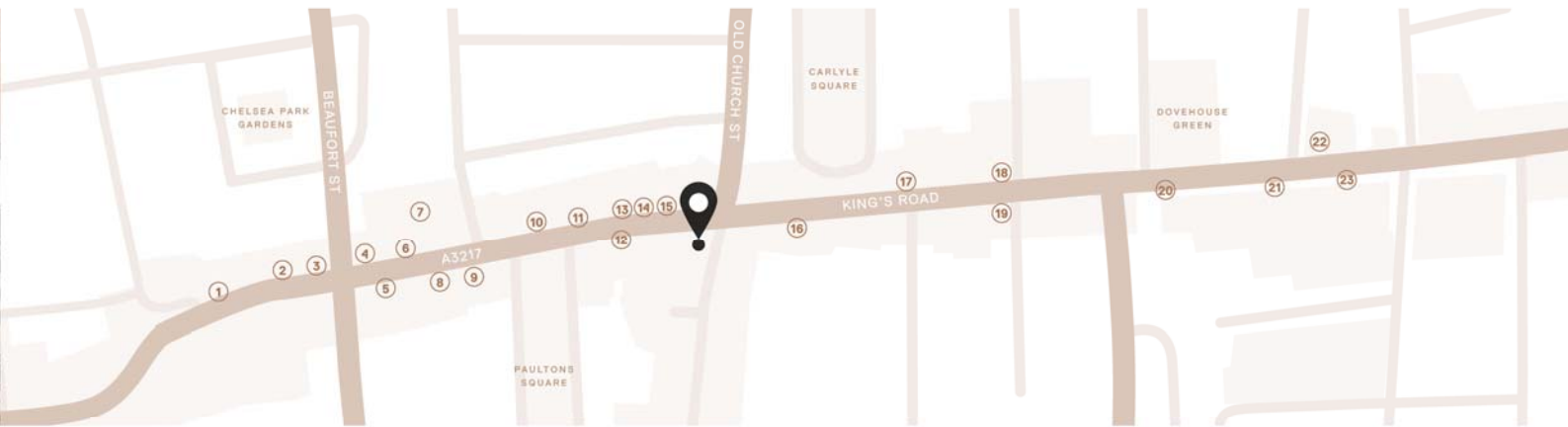
LOCATION, LOCATION, LOCATION

*The new development is located on the south side of the King's Road,
between Old Church Street and Paultons Square, near to the world
famous Bluebird restaurant and café.*



MEET THE NEIGHBOURS

The location features numerous restaurants and bars nearby including The Ivy Chelsea, Albert's at Beaufort House, Eight Over Eight, The Big Easy, Juju and Raffles. It also features lifestyle luxury and brands such as Osborne & Little, Designers Guild, Poliform, Timothy Oulton, Lema, William Yeoward and Silvera.



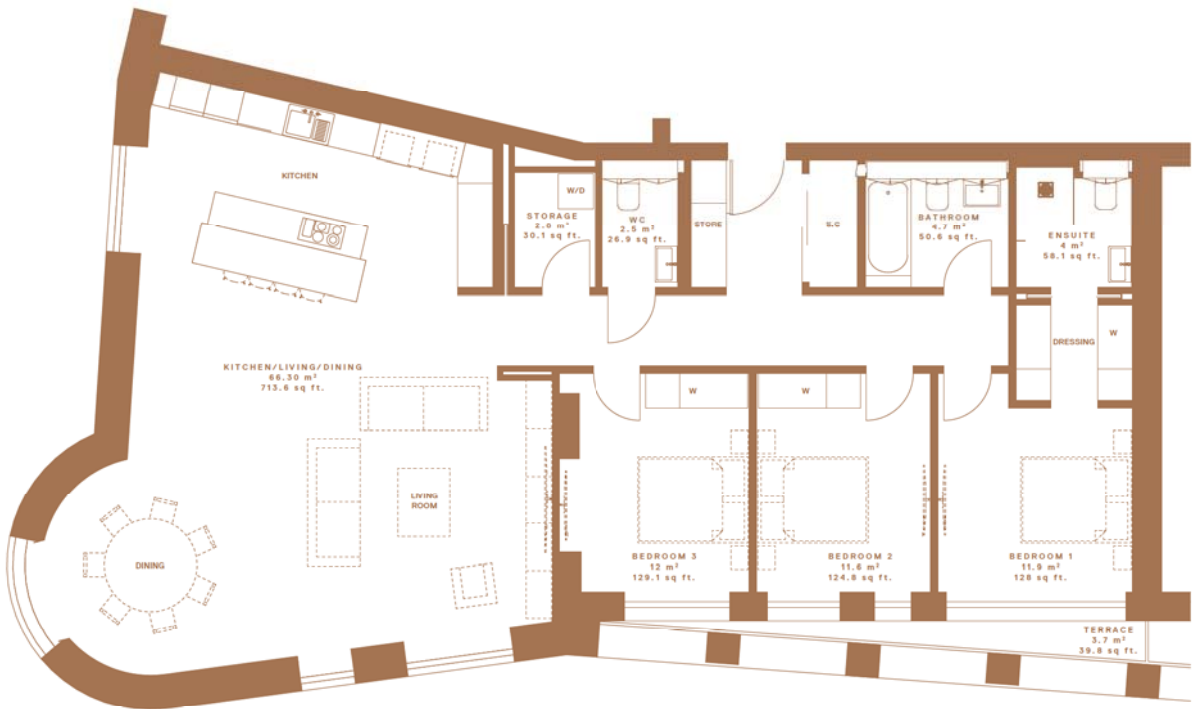
- 1 TRIYOGA
- 2 BUSABA EATHAI
- 3 BEAUFORT HOUSE
- 4 FACE GYM
- 5 ROCOCO CHOCOLATIERS
- 6 BLUEBIRD

- 7 TIMOTHY OULTON
- 8 PRETTY BALLERINAS
- 9 SPACE NK
- 10 BAAR & BASS
- 11 THE BIG EASY
- 12 RAFFLES

- 13 JUJU
- 14 KUROBUTA
- 15 OSBORNE & LITTLE
- 16 DESIGNERS GUILD
- 17 POLIFORM
- 18 WILLIAM YEOWARD

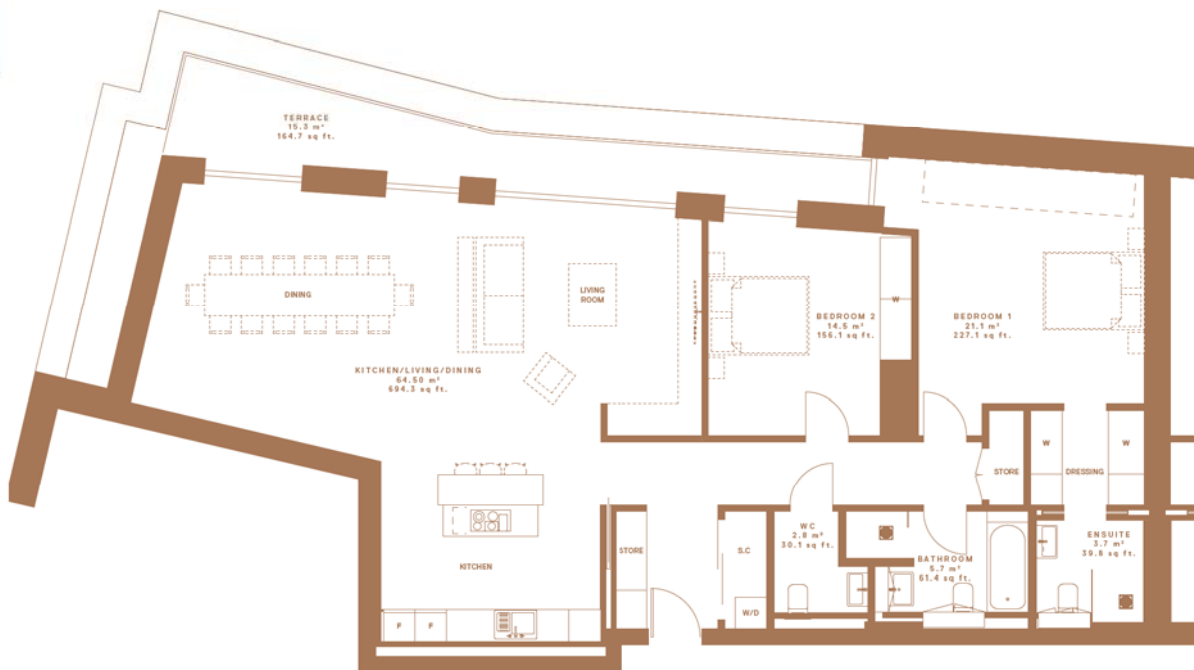
- 19 PEGGY PORSCHEN
- 20 THE IVY
- 21 LEMA
- 22 METRO BANK
- 23 CHELSEA OLD TOWN HALL

FLAT 1



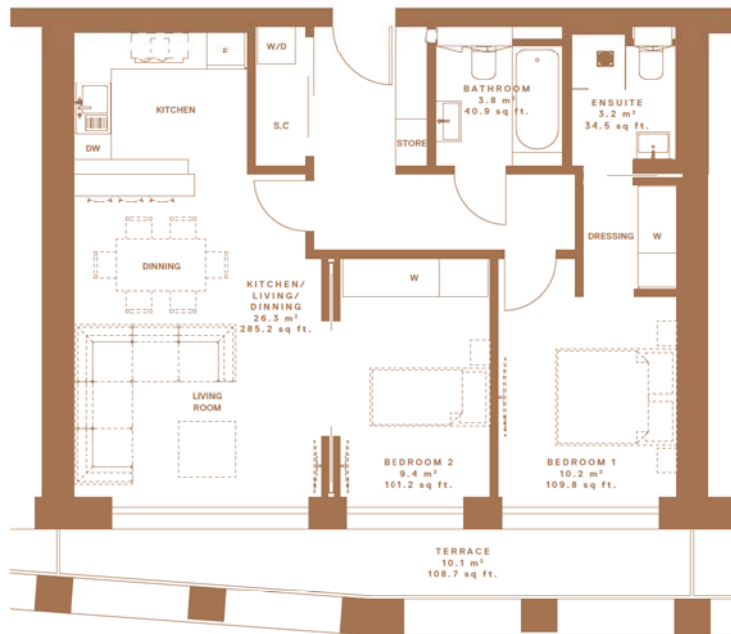


FLAT 2



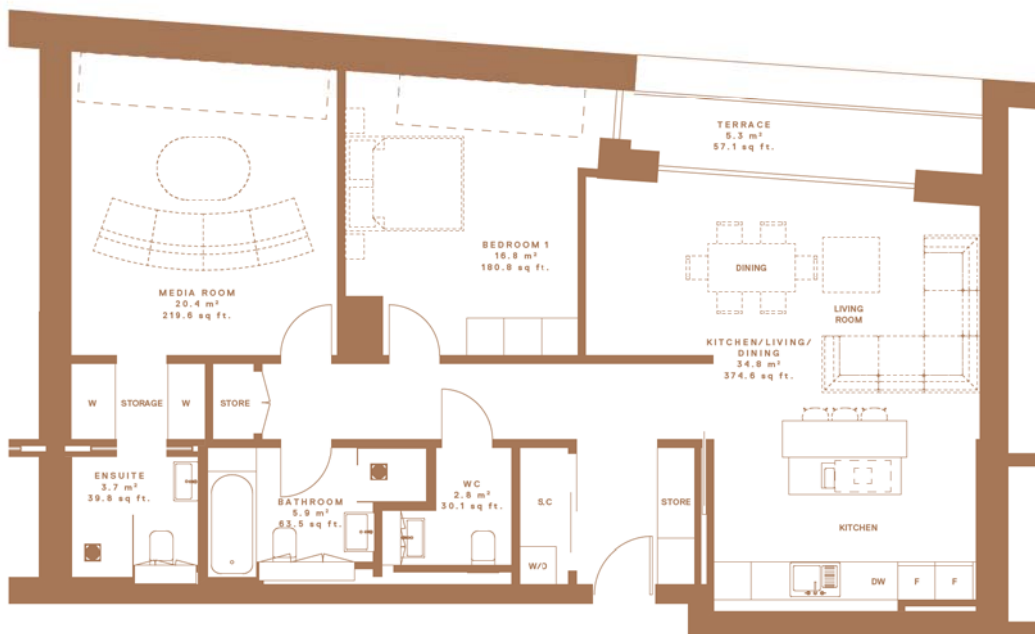


FLAT 3



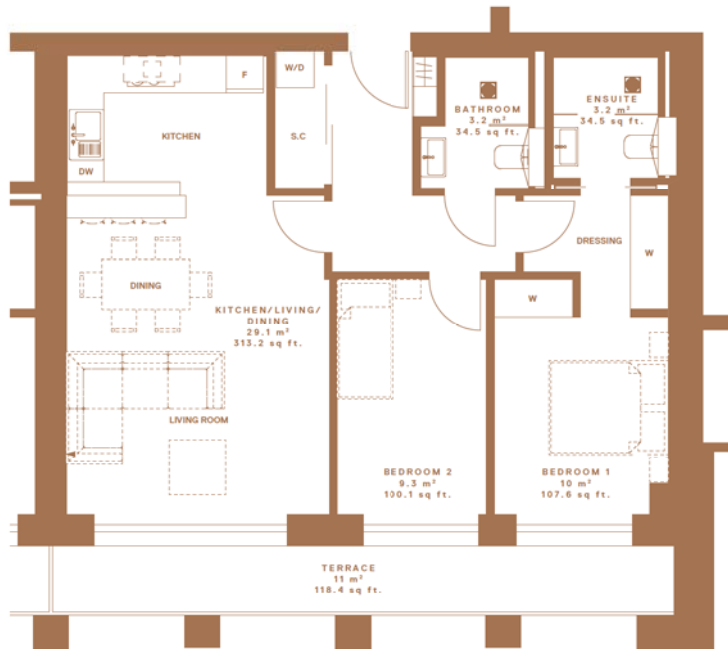


FLAT 4



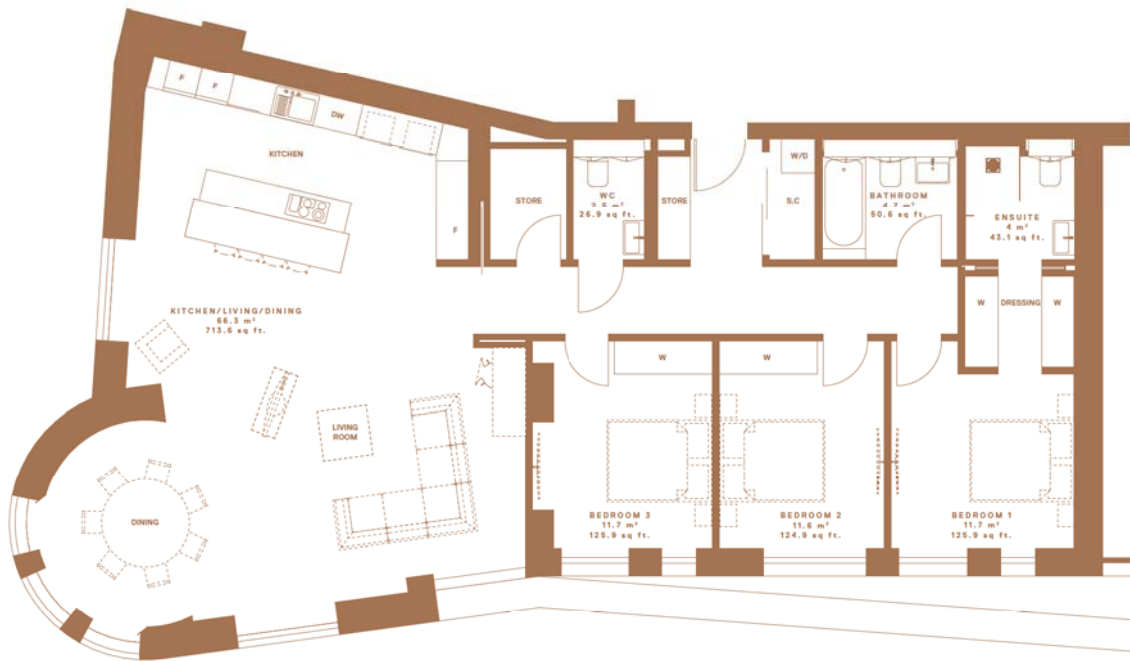


FLAT 5





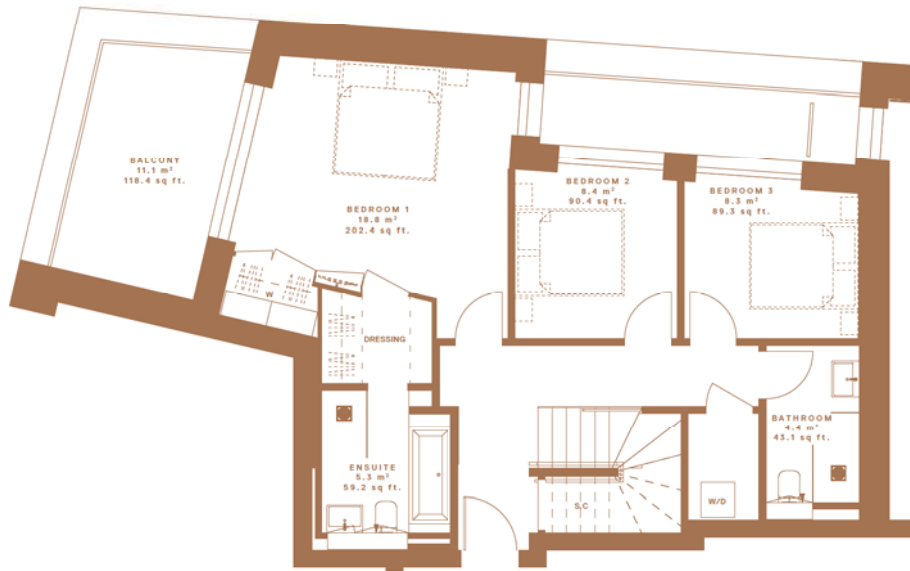
FLAT 6



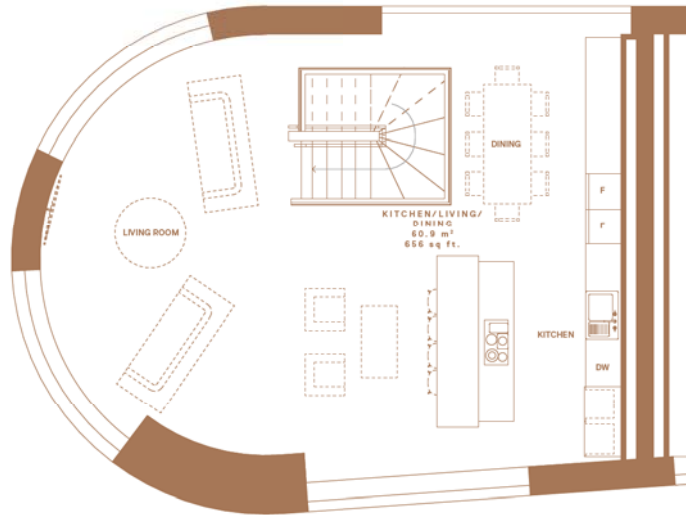


FLAT 7

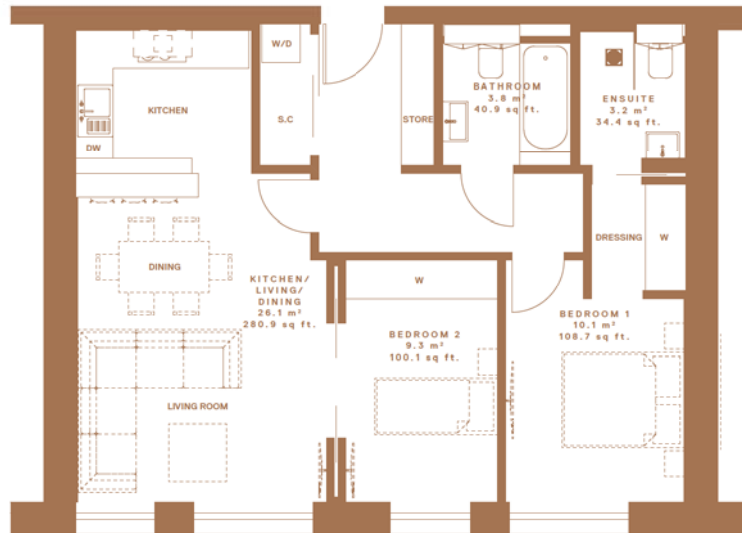
First Floor



FLAT 7 Second Floor



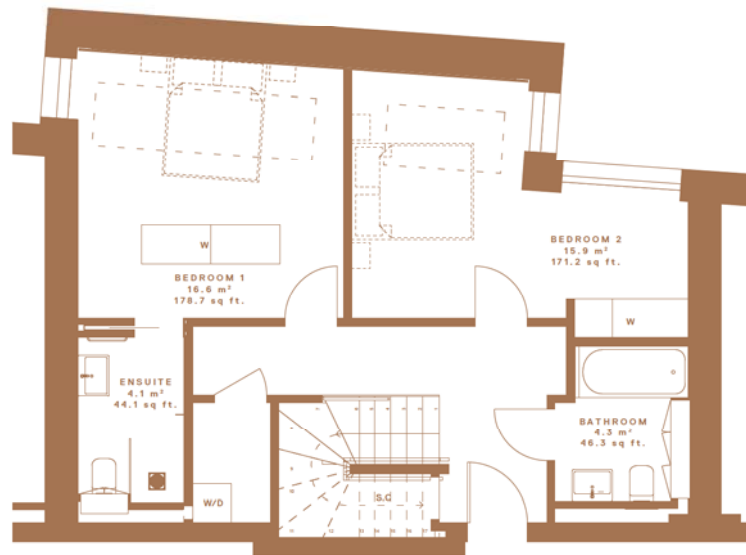
FLAT 8



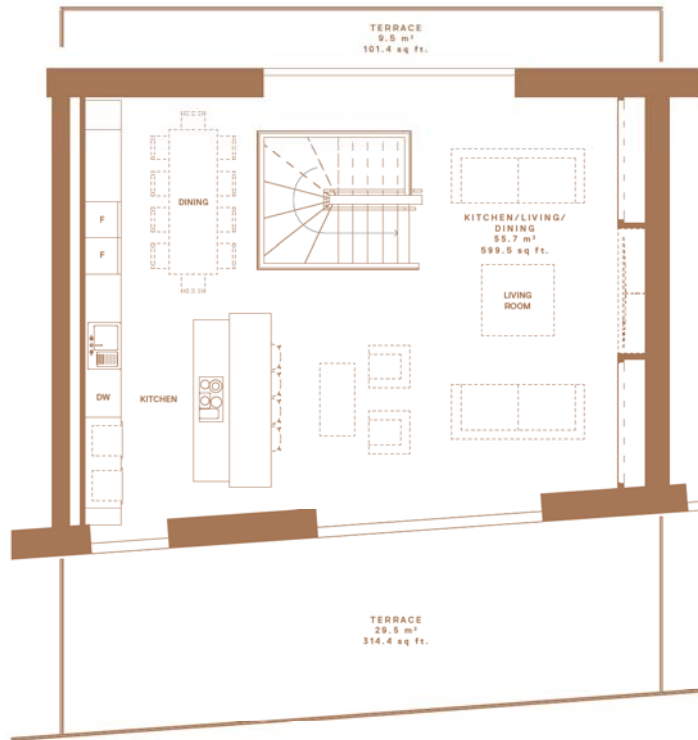


FLAT 9

First Floor

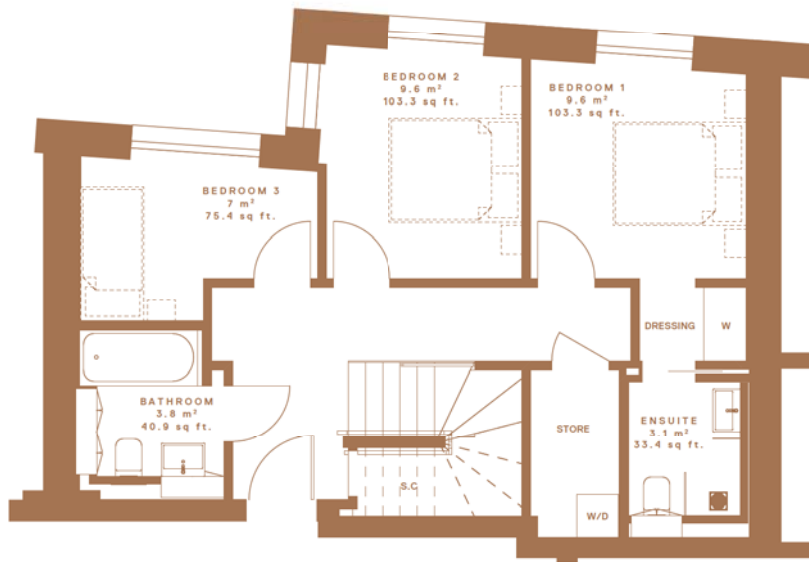


FLAT 9 Second Floor

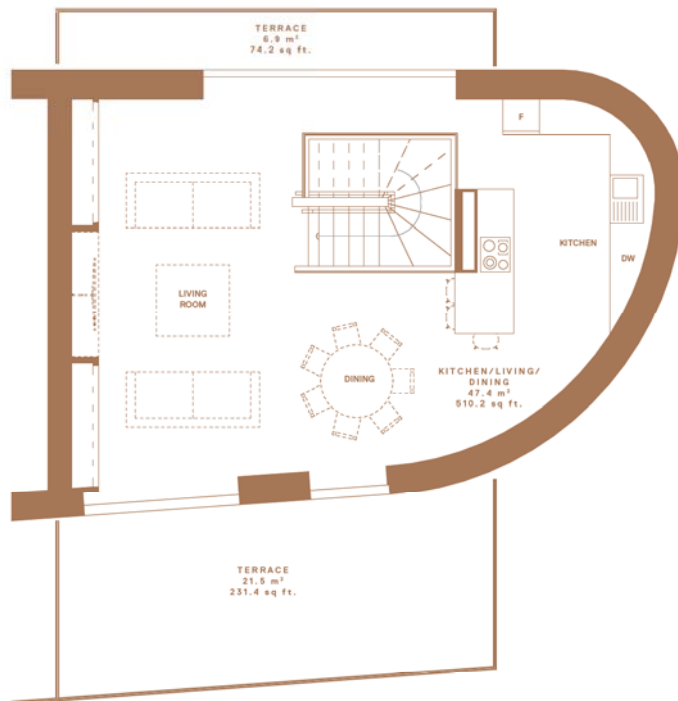


FLAT 10

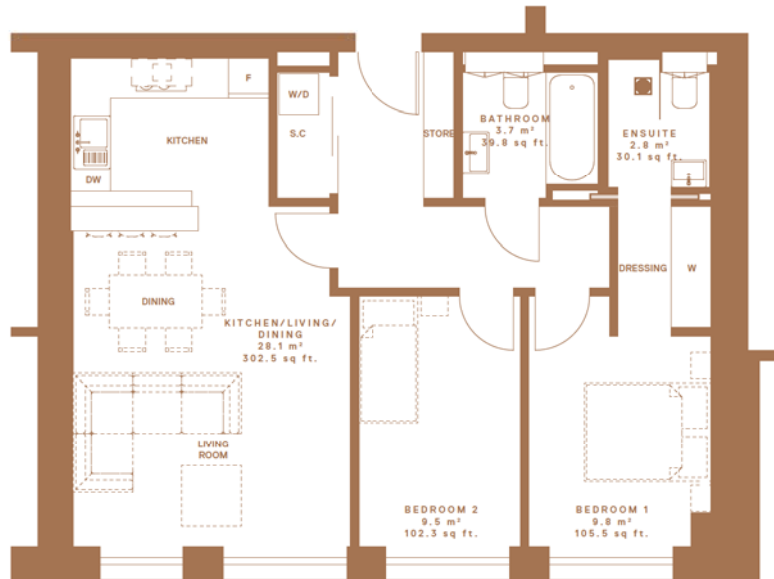
First Floor



FLAT 10 Second Floor



FLAT 11



KITCHEN

- Fully fitted Porcelanosa kitchen
- Miele appliances
- 30mm Silestone worktop with under-mounted stainless steel sink.
- Quooker boiling-water tap
- Convenient backflip hidden sockets and USB charger

UTILITY CUPBOARD

- Miele washing machine
- Miele tumble dryer

LIVING ROOMS AND HALLWAYS

- Floor finish in dark tone European Oak
- Doors finished in dark tone European Oak with lacquer
- Dual finish satin / polished stainless steel ironmongery
- External glazed windows and doors by Schuco, generally with anodized bronze finish

BEDROOMS/DRESSING ROOM

- Floor finished in dark tone European Oak
- Bespoke wardrobes with lighting

BATHROOMS AND ENSUITE

- Wet room shower, flush floor with frameless glass screen
- Hansgrohe showers
- Floors and walls finished with Cararra tiles
- Feature wall finished with antique mirror
- Hansgrohe taps
- White high gloss vanity units and wash basin
- W/Cs, with soft close lid and dual flush push plate
- Mirrored bathroom cabinets with integrated demister
- Heated towel rails
- Subtle accent lighting

ELECTRICAL

- Gira switches / faceplates
- Designer ceiling lighting throughout
- TV/Sky enabled
- Home automation, with wireless control/connectivity to lighting, heating and cooling systems
- AV enabled

HEATING AND COOLING

- Central controls with home automation
- Under floor heating throughout apartments
- Comfort cooling

SECURITY AND PEACE OF MIND

- Concierge
- Gated basement car park with access control
- Electric car charging points
- CCTV to basement and residential access areas
- Video door entry system
- Smoke and heat detectors and sprinkler system
- 24-hour security
- 10 year Build-zone building defect liability

N.B. The development does not qualify for RBK&C parking permits

Please contact Peter Hogan FRICS for further details

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