

Frank Harris

— & Co. —



Selsey, WC1H

£550,000

A bright and spacious second-floor apartment with a private balcony overlooking communal gardens, set in a quiet courtyard moments from Russell Square and King's Cross.



The property offers a spacious and practical layout with lots of natural light offering flexibility for owner-occupiers and investors alike. Set within a peaceful and well-maintained development, this bright and generously proportioned second-floor apartment combines a quiet residential setting with one of the most well-connected locations in central London. This lovely apartment benefits from excellent natural light throughout, and a secure entry system. Its spacious and highly practical layout currently operates as three bedrooms with a fourth bedroom / reception room, a configuration that has consistently driven exceptional rental performance and offers flexibility for owner-occupiers and investors. The kitchen is modern and fully equipped, complemented by a contemporary shower room, gas central heating, and built-in storage. The apartment's orientation allows for both light and ventilation, creating an airy and comfortable living environment.

Russell Square, Euston and King's Cross stations are all within a 10-minute walk, providing Underground, bus, national and international rail links. The Brunswick Centre is moments away, offering extensive shopping, dining, and two major supermarkets (Waitrose and Tian Tian). The apartment has a strong and proven rental history and is currently generating a strong yield, a rare opportunity for investors seeking reliable returns in a prime Zone 1 location within easy reach of UCL, LSE, SOAS, KCL, Birkbeck and other institutions, ensuring consistent and reliable rental demand year after year.

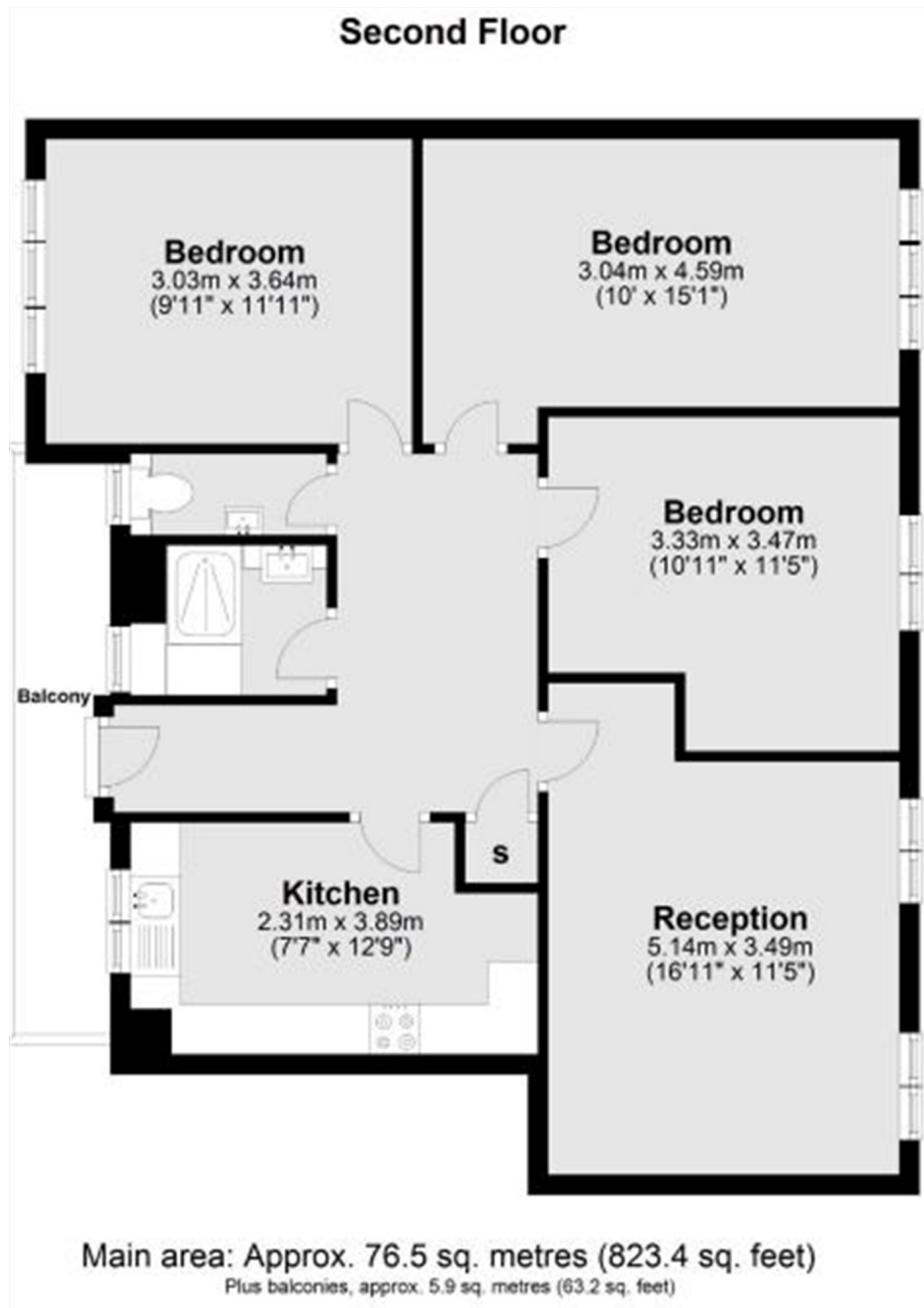
- Three bedrooms • Second floor • Private balcony •
 - Storage space • Low service charge • Centrally located •
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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

