



4A/4B St George's Terrace, Newcastle Upon Tyne, NE2 2SY

Offers Over £650,000

Hive Estates is delighted to present this exceptional Victorian terraced house, on the desirable St George's Terrace, which has been converted into two investment properties, offering a combined gross rental yield of 7.45%. The upstairs is a fabulous large 5-bedroom maisonette, with original features and a bay window. The lower is an incredibly spacious ground floor 2-bedroom garden flat, also with original features and a bay window. Both properties are tenanted until 2026, ensuring a secure and profitable long-term income with a rental income of £48,400 per annum.

The five-bedroom, two-bathroom maisonette is perfectly suited for students, featuring five equally sized double bedrooms, a spacious full-width living room with a charming bay window and original fireplace, and a modern kitchen with integrated appliances, a tiled floor, and a generous dining area. The property benefits from two fully tiled bathrooms, each with a bath and separate shower, plus ample on-street parking.

The two-bedroom ground-floor apartment on St George's Terrace combines period charm with modern convenience. It boasts a bright and spacious living room with a feature fireplace, a modern fitted kitchen with white goods, and two double bedrooms, including a master with an en-suite. The main bathroom features a sleek walk-in shower, and ample storage solutions add practicality. The property benefits from a private front garden and a rear yard with parking and an electric door.

With strong rental yields, prime location, and secure tenancy agreements, this pair of high-performing properties presents an unmissable opportunity for investors looking to expand their portfolio Newcastle's most sought-after areas.

Lounge/Diner 15'5" x 20'2" (4.70 x 6.16)

Kitchen/Breakfast Room 15'3" x 13'1" (4.65 x 4.00)

Bedroom 1 14'3" x 11'5" (4.35 x 3.50)

Bathroom 1 6'10" x 7'6" (2.10 x 2.30)

Landing 31'2" x 6'11" (9.50 x 2.11)

Bedroom 2 12'3" x 9'6" (3.75 x 2.90)

Bedroom 3 15'8" x 9'4" (4.80 x 2.85)

Bedroom 4 13'1" x 13'1" (4.00 x 4.00)

Bedroom 5 14'5" x 11'5" (4.41 x 3.50)

Bathroom 2 9'0" x 7'10" (2.75 x 2.40)

Landing 38'5" x 6'6" (11.73 x 2.00)

Lounge 15'5" x 14'7" (4.70 x 4.45)

Kitchen 9'2" x 13'1" (2.80 x 4.00)

Bedroom 1 12'1" x 8'4" (3.70 x 2.55)

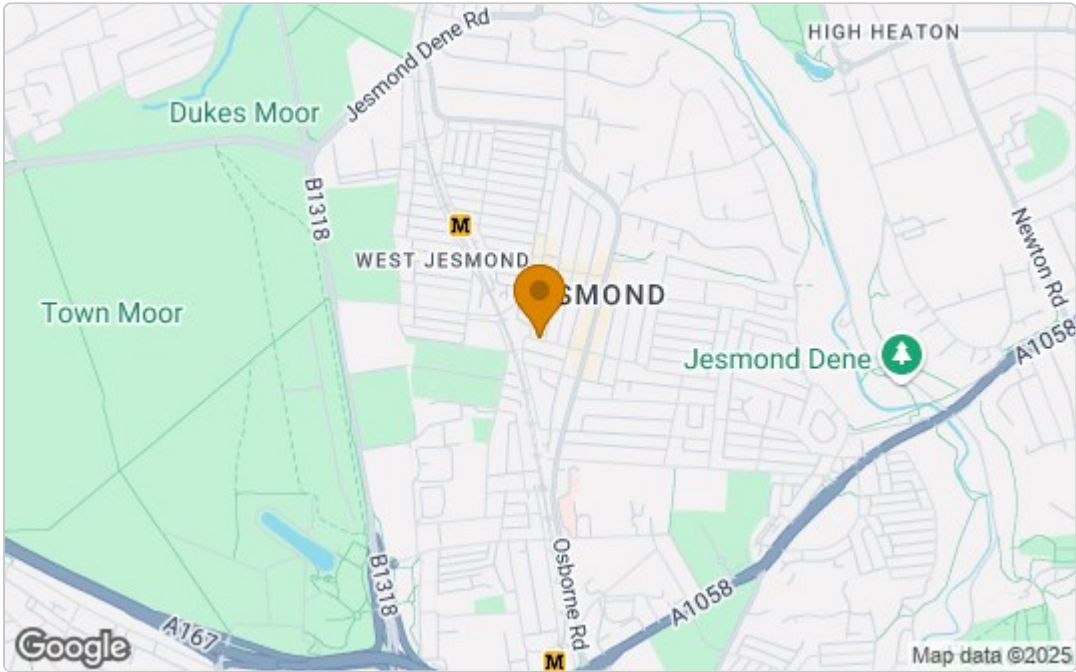
Bedroom 2 8'2" x 11'5" (2.50 x 3.50)

Floor Plan



Total area: approx. 74.6 sq. metres (803.5 sq. feet)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

