



22 Brewery Bond

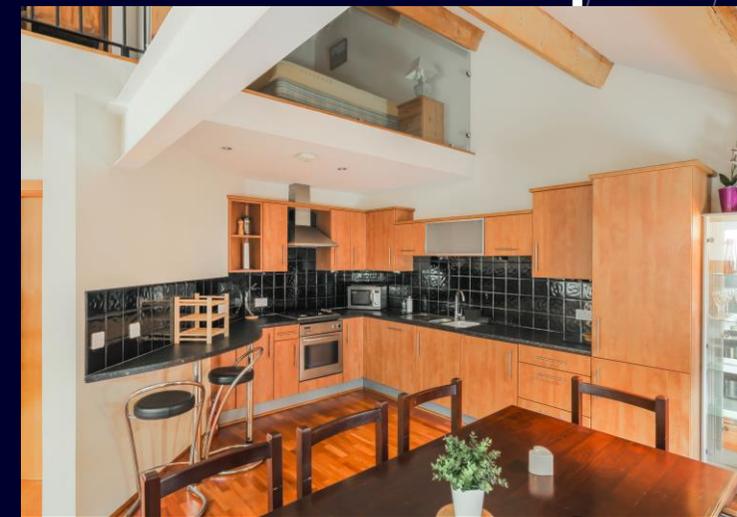
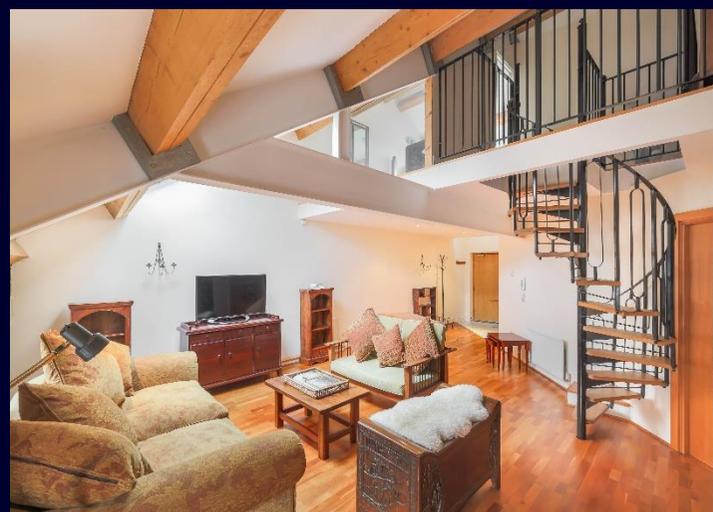
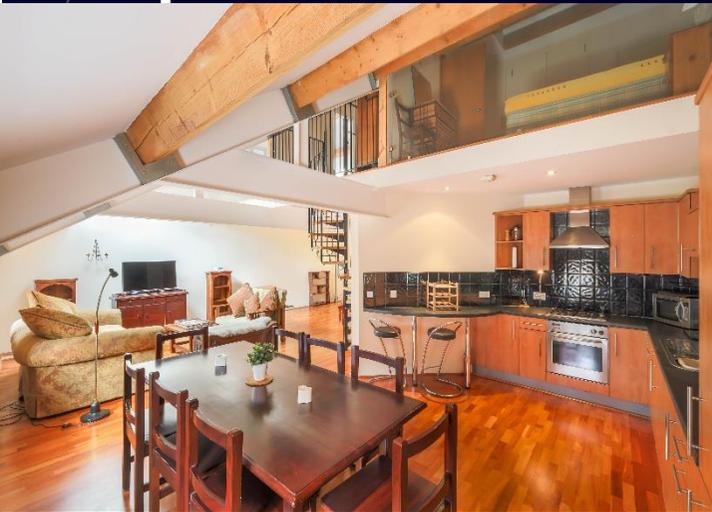
Duke Street, North Shields

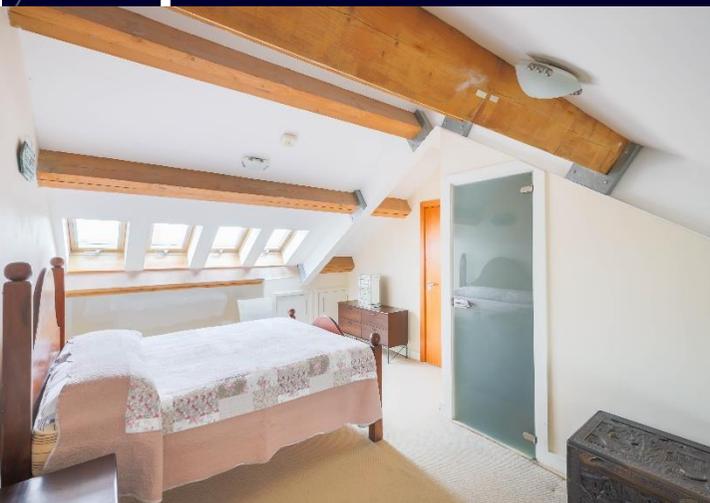


22 Brewery Bond, Duke Street, North Shields, NE29 6EQ

22 Brewery Bond forms part of the sought after Brewery Bond development, a characterful conversion on the historic North Shields Fish Quay. The building reflects the area's maritime and industrial heritage, combining original architectural features with modern apartment living. Positioned directly on the banks of the River Tyne, the development enjoys uninterrupted views across the water towards South Shields. The location offers exceptional convenience and lifestyle appeal. Within a short stroll are the Fish Quay's well regarded restaurants, cafes and bars, making it one of North Tyneside's most vibrant social hubs. The Shields Ferry landing is moments away, providing pedestrian access across the river, while North Shields town centre and the Metro station are approximately a ten minute walk, offering straightforward connections to Newcastle city centre, the coast and beyond. The development itself benefits from secure fob entry and lift access, ensuring both practicality and peace of mind.

Situated on the top floor, the apartment is arranged over two levels and offers a unique duplex layout. Upon entering, you are welcomed into an impressive open plan living and kitchen space characterised by exposed brickwork and generous Velux windows that fill the room with natural light. The vaulted ceiling enhances the sense of volume, while the spiral staircase provides a striking architectural focal point leading to the upper level. The kitchen is fitted with a range of wall and base units, incorporating a gas hob and integrated fridge freezer, alongside a breakfast bar area.





Also located on the lower floor is a well appointed bathroom comprising a shower, WC and wash basin, conveniently positioned off the entrance hallway. The upper level accommodates two double bedrooms, both enhanced by exposed beams that add warmth and individuality to the space. The principal bedroom benefits from an en-suite bathroom fitted with a bath, WC and wash basin, while the second bedroom includes substantial built-in storage.

Externally, one of the apartment's most compelling features is its substantial private terrace. This outdoor space offers panoramic views across the River Tyne and provides an ideal setting for relaxing or entertaining while enjoying the riverside atmosphere.

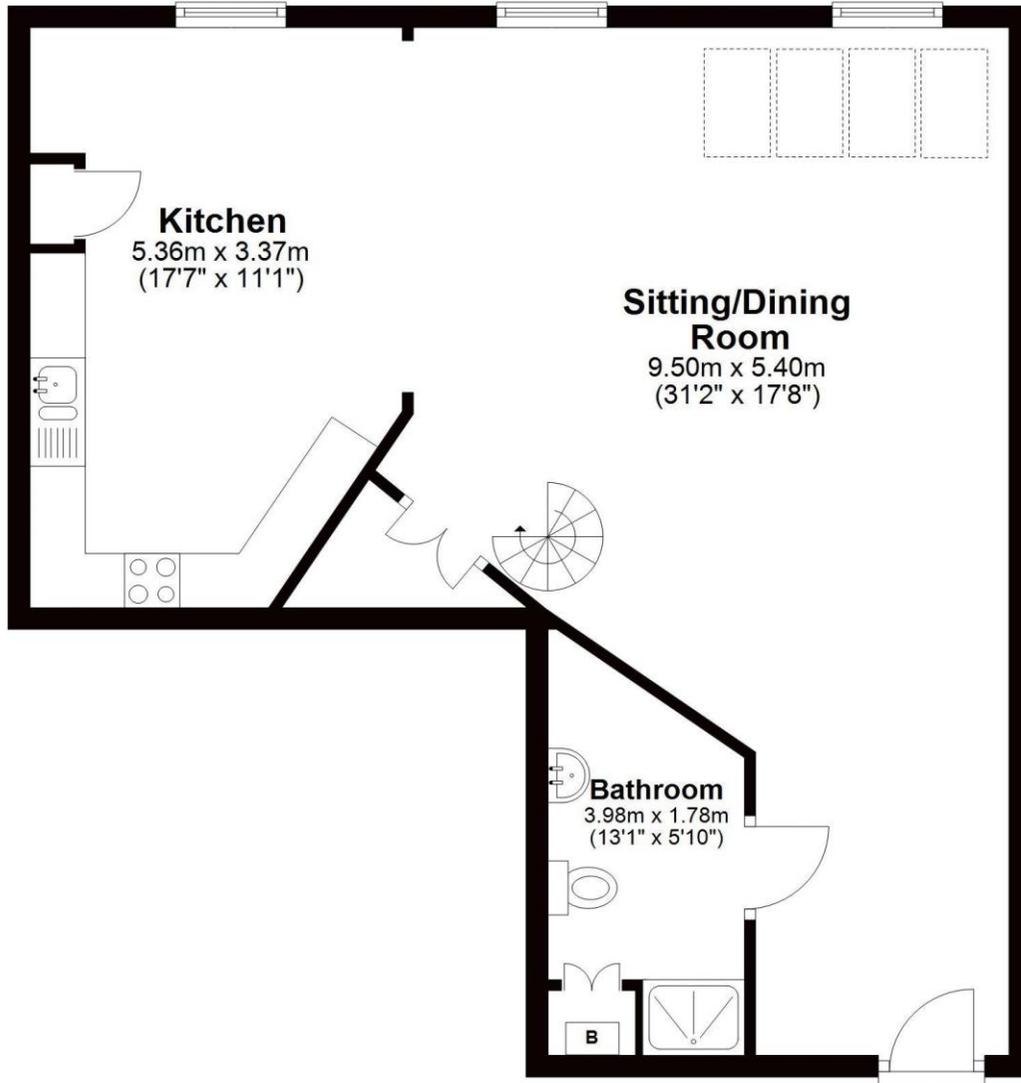
The property further benefits from an allocated parking space, a valuable asset in this popular waterfront location.

Services | Mains; Electricity, Gas, Water & Drainage | Tenure: Leasehold | Lease Term Remaining; 100 Years | Service Charge; £4,053.0|
Ground Rent; £50 | Council Tax; Band D | Energy Performance certificate; Rating E

Price Guide: Guide Price £425,000

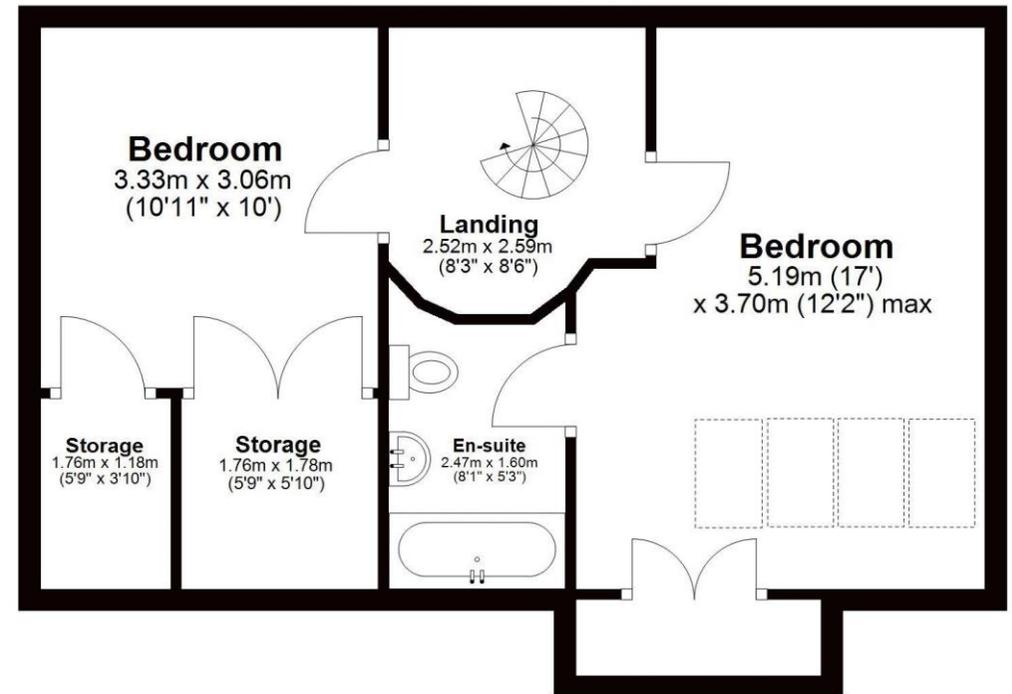
Top Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



Mezzanine

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 111.0 sq. metres (1194.3 sq. feet)

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