



## 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 2027, 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)**

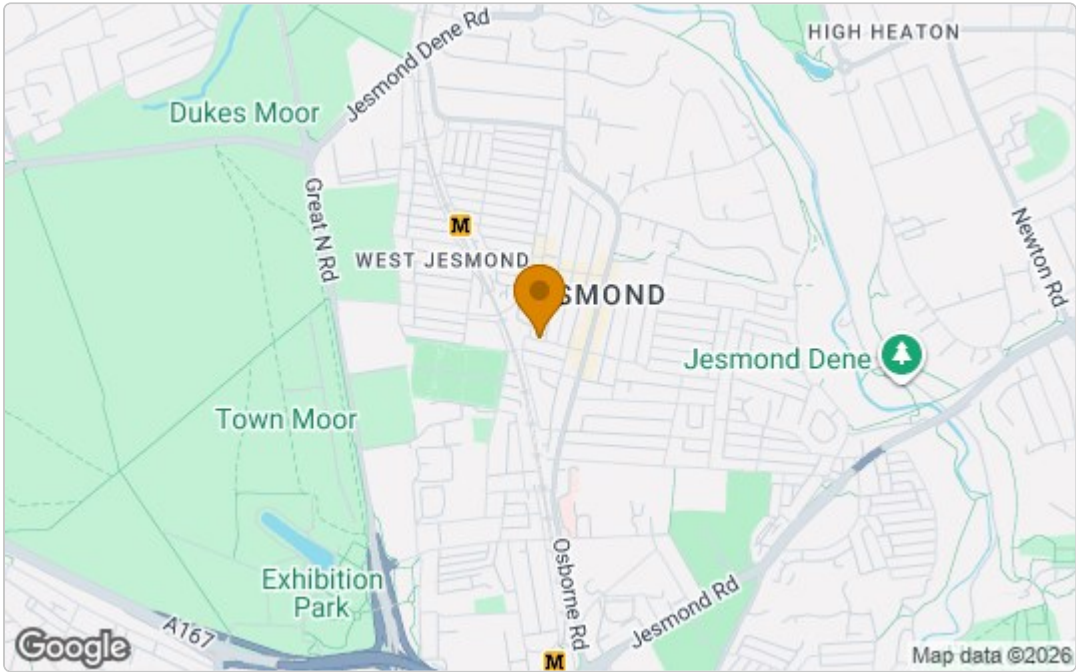
**Bedroom 2 8'2" x 11'5" (2.50 x 3.50)**

Floor Plan



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

Area Map



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Energy Efficiency Graph

