



## 41 Stratford Grove West, Newcastle Upon Tyne, NE6

**Offers Over £375,000**



Bowson are pleased to present this exceptional six-bedroom HMO investment property, ideally located on Stratford grove west in the highly sought-after Sandyford area, NE2, one of Newcastle's most desirable student locations.

- Tenanted by student tenants - 15th July 2025 - 14th July 2026
- £35,880 per annum (£115 pppw)
- Tenancy Type: ASTs with UK guarantors
- Superb Student Location!
- Managed By Bowson
- Rental Income: £3,880 per month
- The gross rental yield would be approximately 9.6%
- Lease: 999-year lease from 4th May 1990
- Close to Universities
- Rare Investment Opportunity!

