

SIGNATURE

NORTH EAST

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Duke Street, North Shields NE29 6EQ

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**Asking Price
£950,000**

Signature North East welcomes you to Brewery Bond, Duke Street, North Shields. This exceptional 4-bedroom, top-floor apartment spans two levels and boasts stunning views of the River Tyne. Situated in a vibrant and evolving area, this property boasts a perfect blend of urban convenience and natural beauty. Families will appreciate the proximity to reputable schools, while the neighbourhood itself is enriched with parks, green spaces, and opportunities for leisurely strolls along the Quayside. The nearby coastal attractions and beaches further enhance the vibrant lifestyle, while improved transport links, and road networks ensure easy accessibility for commuters and leisure seekers. The historic Fish Quay stands out as a lively destination, attracting both locals and visitors with its unique charm and character.

Located on the top floor, this breath-taking apartment spans two levels and offers unrestricted views of the River Tyne. Spanning two levels, it features an open-concept design with a seamless flow between spaces, blending modern and rustic charm with exposed brick, beams, and new flooring throughout. A skylight allows for natural light to flood the area. The kitchen features a peninsula counter for ample meal prep space, and sleek units provide convenient storage. This floor also includes two bedrooms, bedroom one, bedroom one features an en-suite, and the exposed brick and beams continue the apartment's distinctive character.

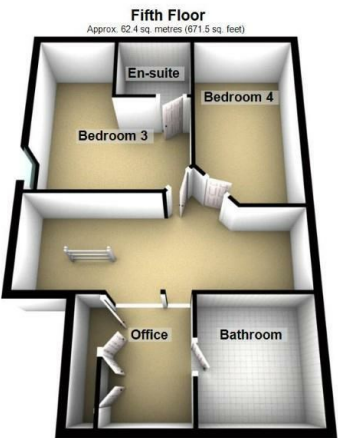
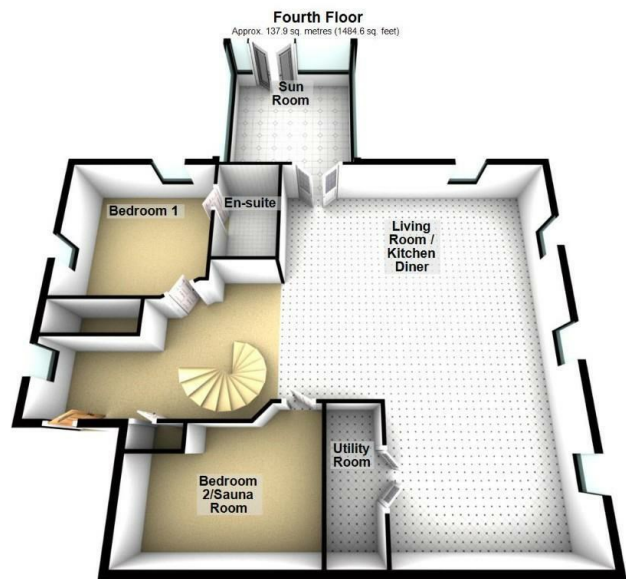
A spiral staircase leads to the mezzanine level off the main hallway, which features two additional bedrooms, one with an en-suite, along with a dedicated office space. The family bathroom offers a serene retreat with a jacuzzi tub, perfect for relaxation.

The standout feature is the rooftop sunroom/conservatory, offering panoramic river views, perfect sunsets, and a tranquil space for boat spotting. The adjoining roof terrace provides an outdoor seating area. For convenience, the property includes a garage with an automatic door and designated parking for two vehicles, without the need for a permit.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Total area: approx. 200.3 sq. metres (2156.1 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room / Kitchen Diner
32'6" x 23'8"

Sun Room
14'2" x 12'3"

Utility Room
11'1" x 4'1"

Bedroom One
12'9" x 12'7"

En Suite
9'0" x 5'5"

Bedroom Two
14'6" x 11'1"

Bedroom Three
14'3" x 13'4"

En Suite
6'5" x 5'5"

Bedroom Four
15'7" x 8'7"

Bathroom
9'1" x 8'11"

Office
9'1" x 6'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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