



## 2 Great George Street, Leeds, LS1 3DW, £4,410 Per month

Spectacular 3 Bedroom, 3 bathroom apartment with Terrace.

Finished to a high specification throughout, the property features expansive layouts, energy-efficient windows, wood-effect flooring, integrated Sonos ceiling speakers, recessed LED lighting, super-fast fibre broadband, and smartphone-enabled video entry.

The modern shaker-style kitchen includes integrated Neff and Bosch appliances, white granite worktops, and sleek feature lighting, while both bedrooms benefit from walk-in closets, USB charging points, and TV connections.

The luxurious bathrooms are finished with marble-effect tiling, heated towel rails, freestanding baths, and separate glass-enclosed showers in selected layouts.

Residents enjoy exclusive access to a 24/7 private gym and a spectacular rooftop garden with panoramic city views.

A beautifully designed home combining comfort, style, and modern city living.



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- Exclusive location
- Unfurnished
- 3 Double bedrooms
  - 3 Bathroom
  - On Site Gym
  - Concierge

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

