



## 2 Great George Street, Leeds, LS1 3DW, £6,255 Per month

Set within Leeds' most exclusive addresses and boasting a prestigious LS1 postcode, this exceptional three-bedroom apartment is located within a stunning Grade II Listed Victorian building, combining timeless character with contemporary luxury living.

Featuring expansive open-plan layouts, energy-efficient windows, high-quality wood-effect flooring, integrated Sonos speakers, super-fast fibre broadband, and smartphone-enabled video entry, every detail has been carefully designed for modern city living.

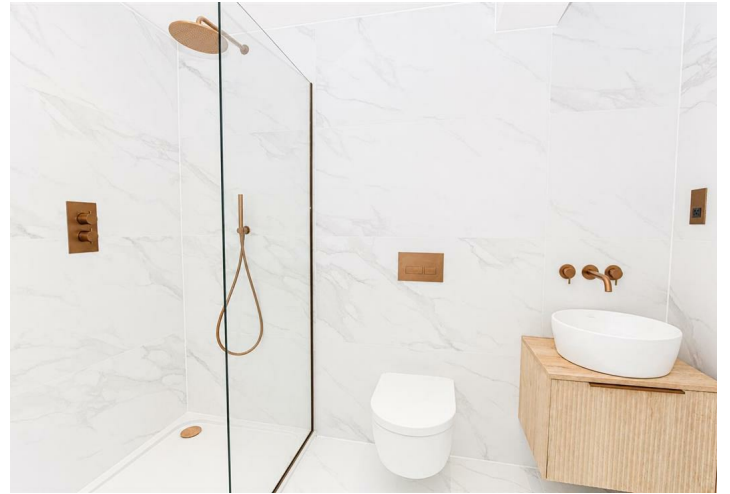
The kitchen is a modern and unique slab design and is fitted with premium integrated Miele appliances, quartz worktops, and sleek feature lighting, while the luxurious bedrooms offer walk-in closets, USB charging points, and elegant recessed lighting throughout.

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

The true highlight of this remarkable penthouse is the upper-floor entertaining space, complete with a second kitchen, private steam room and hot tub — the perfect place to relax while overlooking the Leeds skyline. The property benefits from bi-fold doors which lead out to the private terrace.

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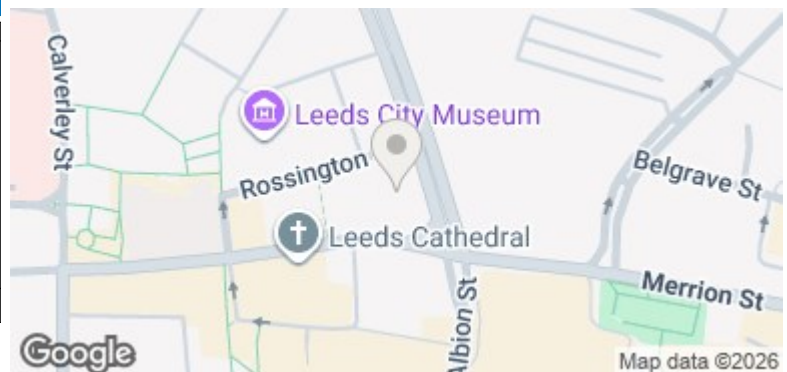
## 2 Great George Street, Leeds, LS1 3DW



- Exclusive location
- Duplex apartment
- 3 Double bedrooms
  - 2 Bathrooms
  - Terrace
  - 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 |         |           |
| England & Wales                             |         |           |
| 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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



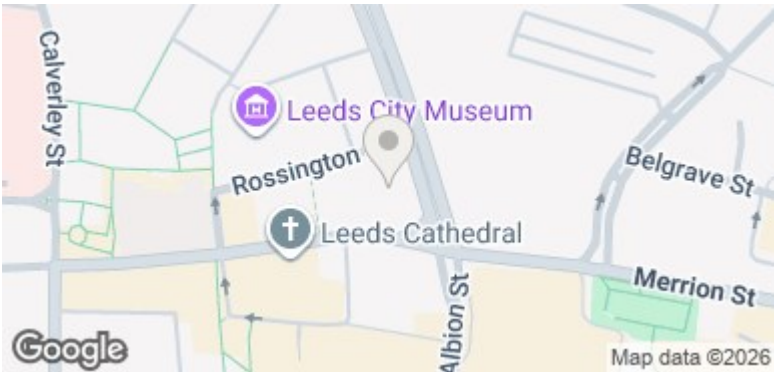
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- On Site Gym

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| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.