



2 GREAT
GEORGE
STREET



A DIFFERENT CLASS OF *Living*

A grand Victorian schoolhouse transformed into the city's most exclusive new address.

2 Great George Street is an extraordinary collection of luxury residences in the heart of Leeds' historic Civic Quarter.

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REVIVING & REIMAGINING *a Victorian Gem*

Designed by celebrated architectural practice **Birchall & Kelly** and opened as a school house in 1889, **Great George Street** is considered one of the city's finest examples of Victorian architecture.

Having fallen into disuse and disrepair following the departure of Leeds City Council in 2018, **Priestley Homes** - an award-winning developer specialising in the regeneration of historic buildings - acquired Great George Street in 2021, with ambitious plans to revive and reimagine the building with an innovative and high quality luxury apartment development.

Retaining and refining the fabric of this grade II-listed Victorian gem while

introducing design with a sense of style and luxury throughout, Great George Street offers an extraordinary collection of 83 high-spec residences across eight floors in the heart of Leeds' historic Civic Quarter.

Apartments are spacious and full of light (owing to floor-to-ceiling windows), boasting designer interiors, state-of-the-art smart home tech, and panoramic city views both inside and out from the sanctuary of a communal roof garden.

Residents of the city's most exclusive new address can workout or unwind in the 24/7 resident-exclusive gym, and enjoy seamless, stress-free living via on-site concierge facilities.





INTRODUCING

The Apartments









INTRODUCING

The Apartments

A remarkable collection of residences combining smart design with a sense of style and luxury throughout, apartments at 2 Great George Street offer expansive layouts with an abundance of natural light and ample space to live, work, entertain and unwind.

Featuring super-fast fibre broadband connection, state-of-the-art smart home tech (including integrated Sonos speaker systems and smartphone-optimised video entry) and high-spec fixtures and fittings (from the likes of Bosch, Siemens, and Villeroy & Boch), apartments offer the ultimate in modern urban living.

Residents can enjoy access to seamless on-site concierge services, an exclusive residents-only gym, and a beautifully landscaped communal rooftop garden, boasting panoramic city centre views and generous seating areas.

Entrance & Lounge: expansive layouts; generous, energy-efficient windows; high quality wood-effect flooring; smartphone-optimised video entry; integrated Sonos speaker system with ceiling mounted speakers; super-fast fibre broadband connection; recessed LED spotlights; multiple TV/electrical sockets; high-efficiency heating throughout.

Kitchen: integrated Neff and Bosch appliances (electric oven, hob, microwave and fridge-freezers); pop-up island or integrated extractors; large and modern 'Shaker' style units; feature lighting and recessed LED spotlights; white granite worktops with undermount sink.

Bedroom: high quality flooring; King bed space; walk-in closet (wardrobes not included); recessed LED spotlights; integrated Sonos speaker system; bedside electrical and USB sockets; TV connection; energy-efficient windows; high-efficiency heating.

Bathroom: freestanding bath and separate glass-enclosed shower cubicle (not all); modern wall-mounted taps and shower head; Villeroy & Boch basin; soft close WC; heated towel rail; recessed LED spotlights; stone or marble/granite effect tiling.

The Offices | Ground Floor

FLOORPLANS



GROUND FLOOR



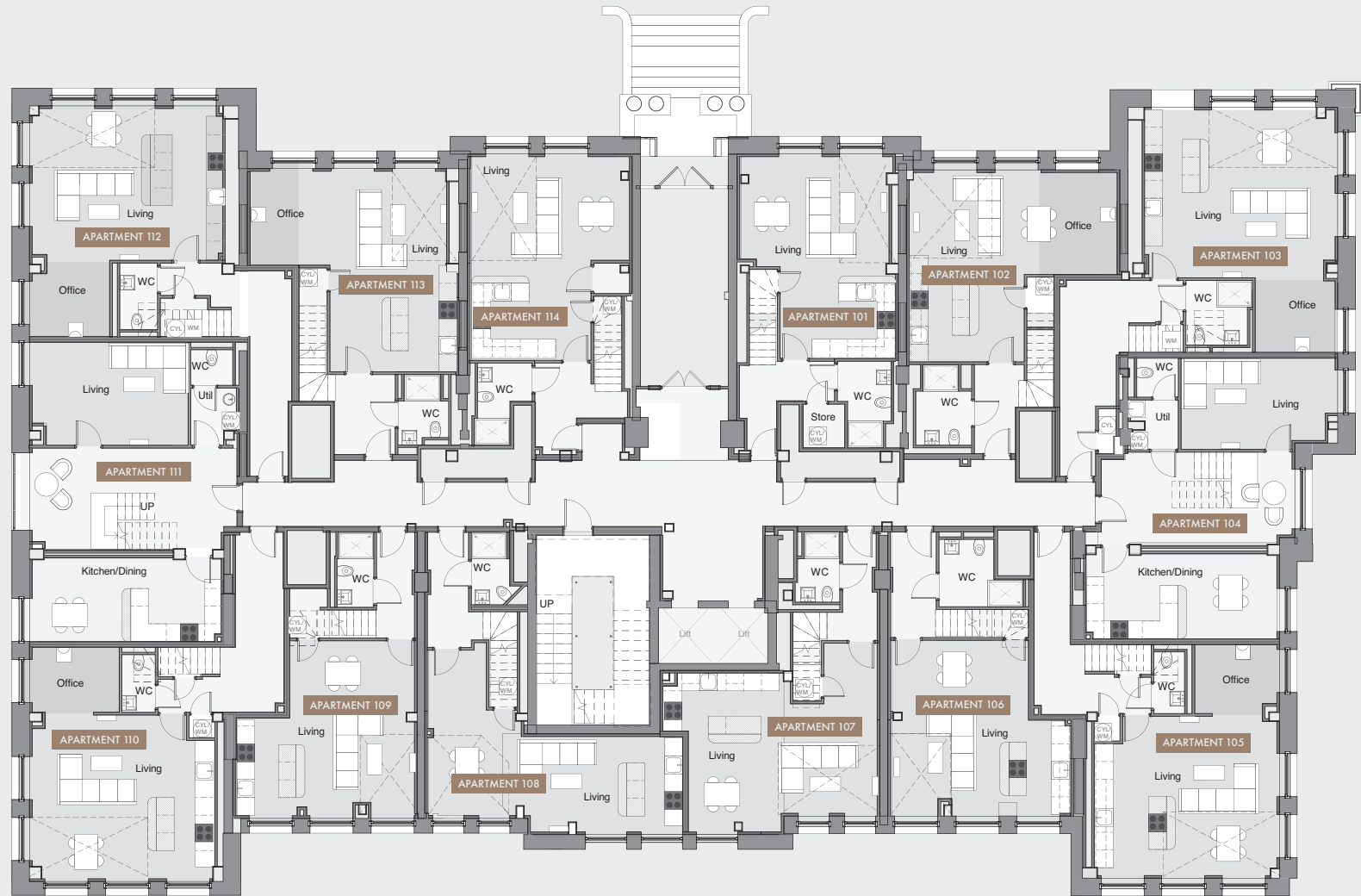
Office No.	Room	Area (sqft)
01	Office	1386.4 sqft
02	Office	734.9 sqft
03	Office	998.3 sqft
04	Office	796.9 sqft

Office No.	Room	Area (sqft)
05	Office	777.5 sqft
06	Office	828.5 sqft
07	Office	994.6 sqft
08	Office	658 sqft

The Apartments | First Floor

FLOORPLANS

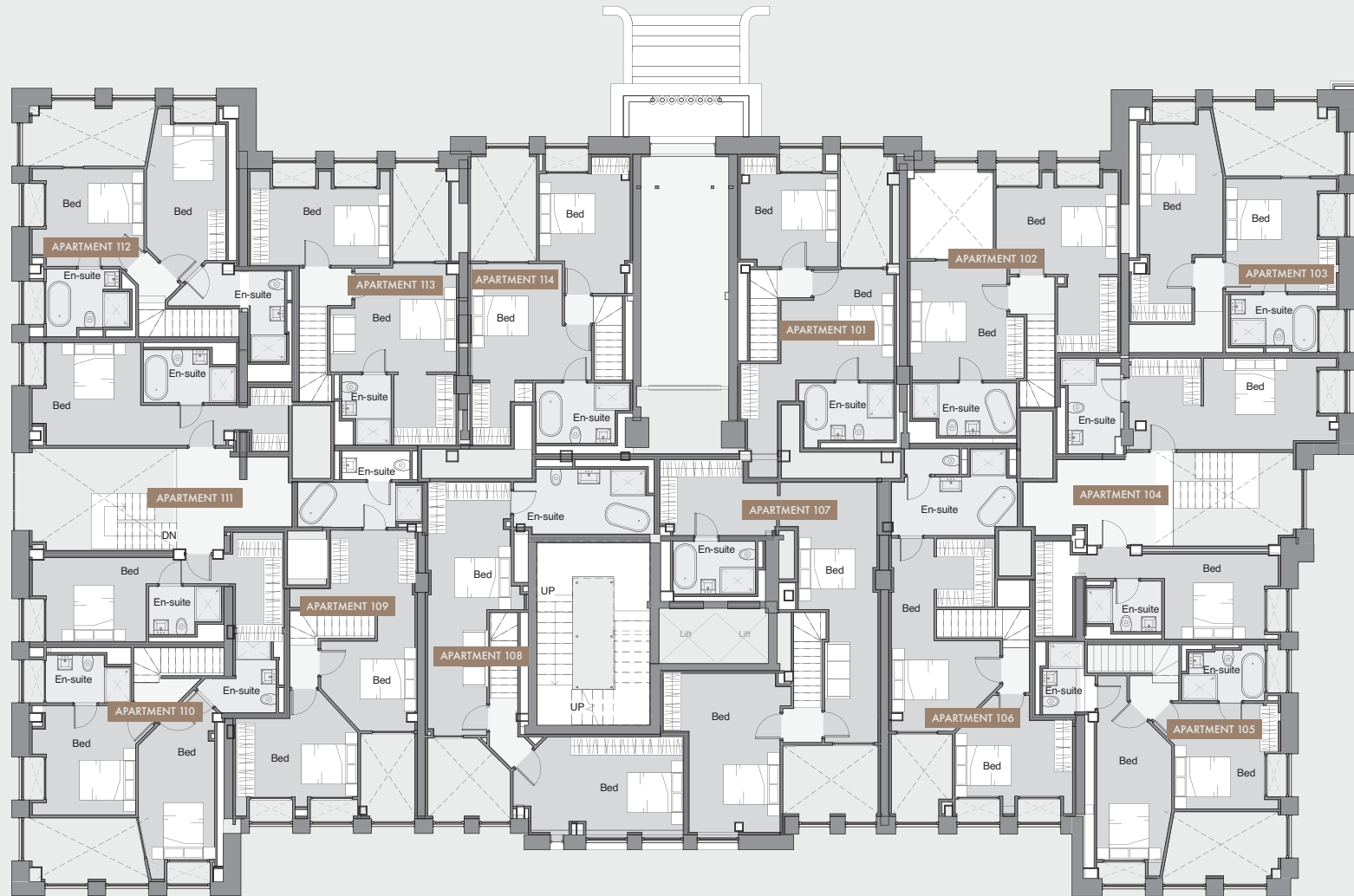
Apt Number	Beds	Area (sqft)
101	2	993 ft ²
102	2	1030 ft ²
103	2	1194 ft ²
104	2	1429 ft ²
105	2	1076 ft ²
106	2	1040 ft ²
107	2	1165 ft ²
108	2	1106 ft ²
109	2	987 ft ²
110	2	1098 ft ²
111	2	1469 ft ²
112	2	1144 ft ²
113	2	1046 ft ²
114	2	1013 ft ²



The Apartments | *First Floor - Mezzanine Level*

FLOORPLANS

Apt Number	Beds	Area (sqft)
101	2	993 ft ²
102	2	1030 ft ²
103	2	1194 ft ²
104	2	1429 ft ²
105	2	1076 ft ²
106	2	1040 ft ²
107	2	1165 ft ²
108	2	1106 ft ²
109	2	987 ft ²
110	2	1098 ft ²
111	2	1469 ft ²
112	2	1144 ft ²
113	2	1046 ft ²
114	2	1013 ft ²



The Apartments | Second Floor

FLOORPLANS

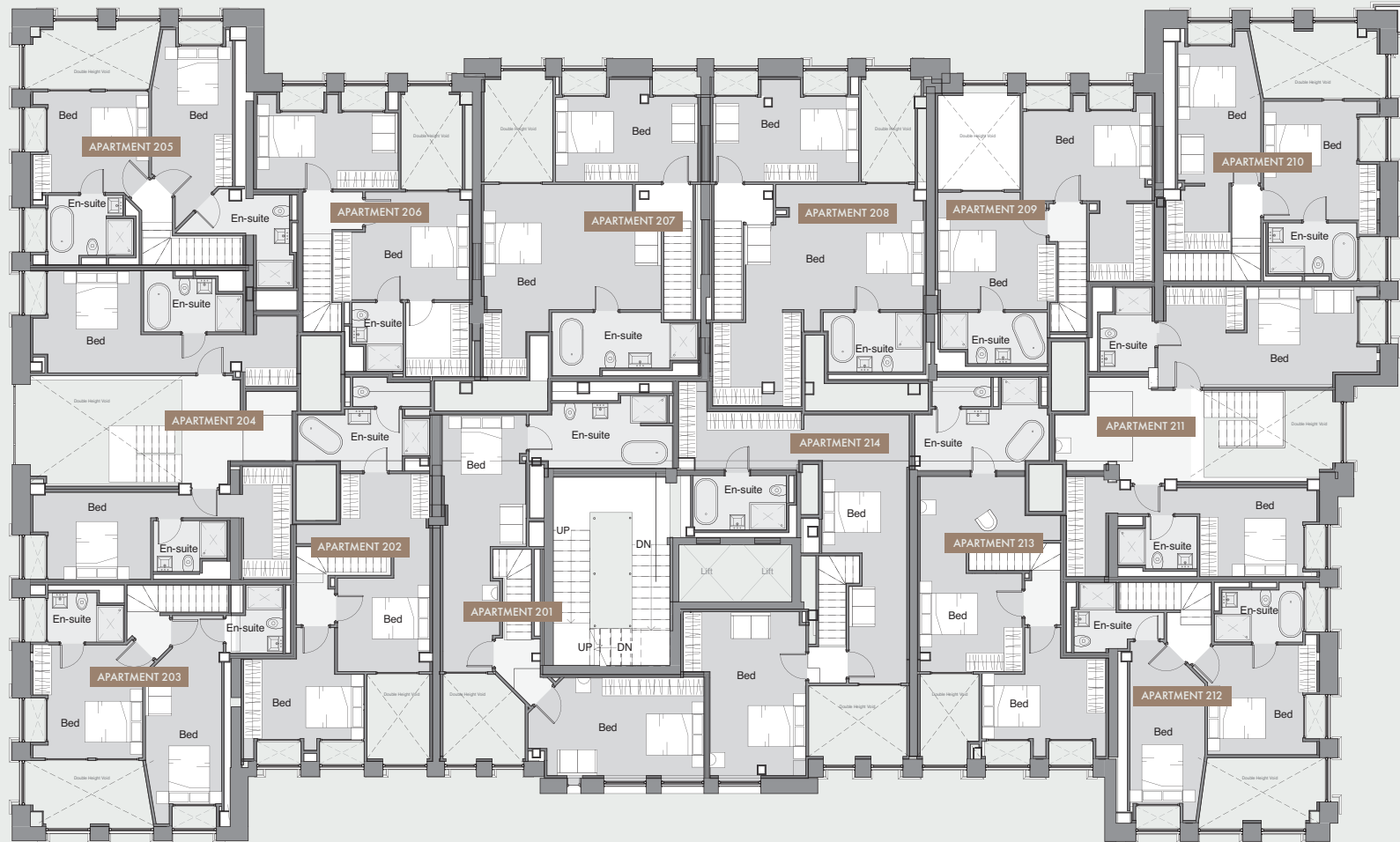
Apt Number	Beds	Area (sqft)
201	2	1127 ft ²
202	2	1009 ft ²
203	2	1097 ft ²
204	2	1445 ft ²
205	2	1147 ft ²
206	2	1046 ft ²
207	2	1370 ft ²
208	2	1388 ft ²
209	2	1032 ft ²
210	2	1217 ft ²
211	2	1408 ft ²
212	2	1080 ft ²
213	2	1071 ft ²
214	2	1174 ft ²



The Apartments | Second Floor – Mezzanine Level

FLOORPLANS

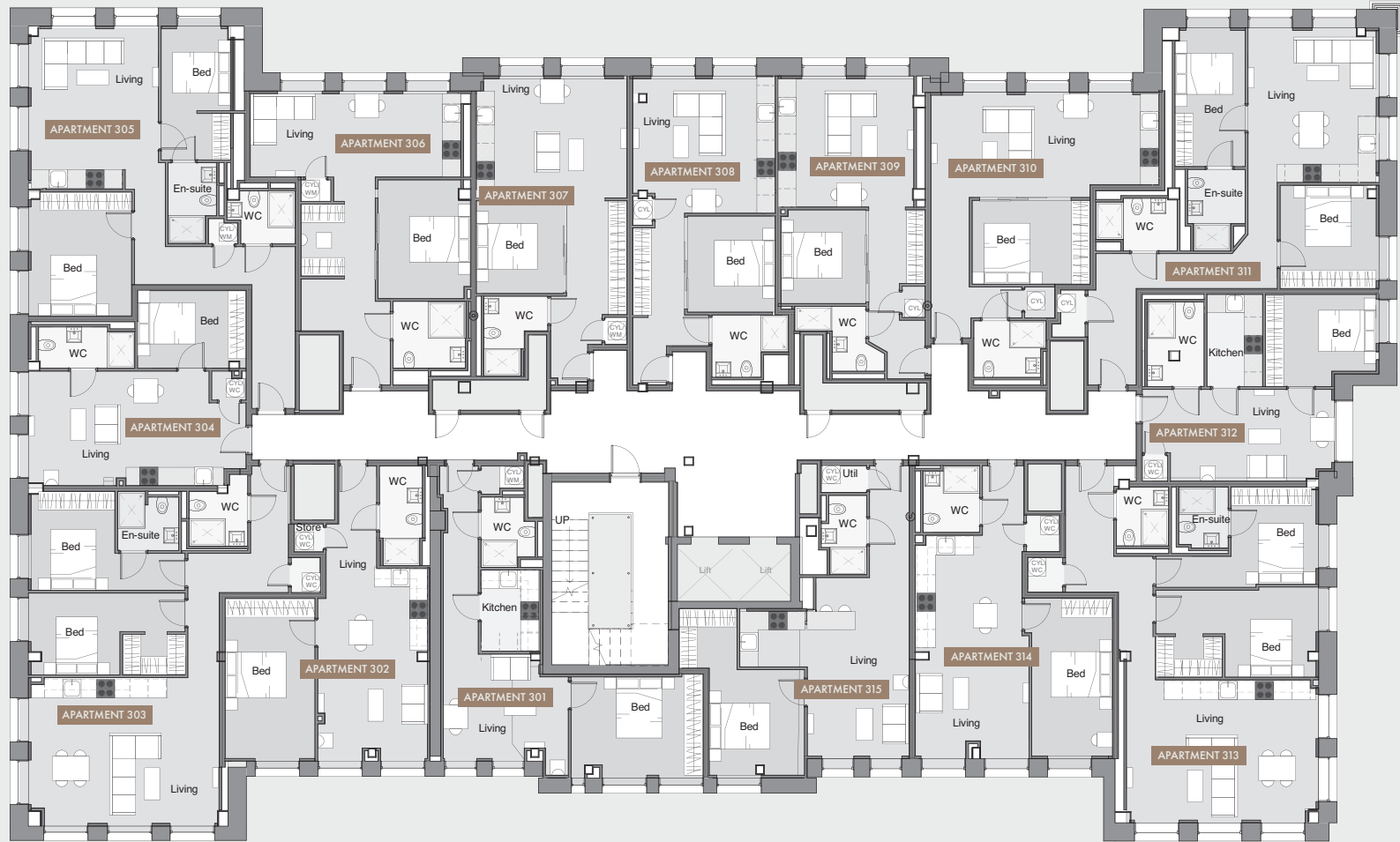
Apt Number	Beds	Area (sqft)
201	2	1127 ft ²
202	2	1009 ft ²
203	2	1097 ft ²
204	2	1445 ft ²
205	2	1147 ft ²
206	2	1046 ft ²
207	2	1370 ft ²
208	2	1388 ft ²
209	2	1032 ft ²
210	2	1217 ft ²
211	2	1408 ft ²
212	2	1080 ft ²
213	2	1071 ft ²
214	2	1174 ft ²



The Apartments | Third Floor

FLOORPLANS

Apt Number	Beds	Area (sqft)
301	1	504 ft ²
302	1	534 ft ²
303	2	838 ft ²
304	1	437 ft ²
305	2	762 ft ²
306	1	582 ft ²
307	1	527 ft ²
308	1	525 ft ²
309	1	469 ft ²
310	1	565 ft ²
311	2	745 ft ²
312	1	441 ft ²
313	2	838 ft ²
314	1	537 ft ²
315	1	542 ft ²



The Apartments | Fourth Floor

FLOORPLANS

Apt Number	Beds	Area (sqft)
401	1	514 ft ²
402	1	538 ft ²
403	2	837 ft ²
404	1	434 ft ²
405	2	780 ft ²
406	1	580 ft ²
407	1	521 ft ²
408	1	541 ft ²
409	1	449 ft ²
410	1	548 ft ²
411	2	745 ft ²
412	1	440 ft ²
413	2	846 ft ²
414	1	531 ft ²
415	1	542 ft ²



The Apartments | Fifth Floor

FLOORPLANS

Apt Number	Beds	Area (sqft)
501	1	526 ft ²
502	1	559 ft ²
503	2	863 ft ²
504	1	453 ft ²
505	2	812 ft ²
506	1	593 ft ²
507	1	555 ft ²
508	1	543 ft ²
509	1	460 ft ²
510	1	601 ft ²
511	2	775 ft ²
512	1	454 ft ²
513	2	861 ft ²
514	1	545 ft ²
515	1	576 ft ²





INTRODUCING

The Penthouses
Level One







Pictures are for illustration purposes only. Specification is subject to change at developer's discretion to suit sizes and availability.



INTRODUCING

The Penthouses Level One

Six unique and luxurious one-to-three bedroom penthouses spread across the sixth floor of 2 Great George Street, these stunning properties offer a different class of city living.

Individually-designed, generously proportioned and flooded with natural light, each penthouse boasts handpicked interiors, top-spec fixtures and fittings and state-of-the-art smart home systems.

Benefitting from private terraces with spacious seating areas and fantastic views across the city, the penthouses at 2 Great George Street make perfect spaces for entertaining guests or simply getting away from the hustle and bustle below.

Entrance & Lounge: spacious open plan living space opening onto stunning private terrace; generous, energy-efficient windows; comfort cooling; high quality wood-effect flooring; smartphone-optimised video entry; integrated Sonos speaker system with ceiling mounted speakers; super-fast fibre broadband connection; recessed LED spotlights; multiple TV/electrical sockets; high-efficiency heating throughout.

Kitchen: high-quality, soft-close, matte-finish designer units with large drawers and oak inserts; top-spec integrated Neff and Bosch appliances (electric oven, hob, dishwasher, microwave and fridge-freezers); island breakfast bar & dining area (with integrated pop-up plug sockets); Quooker taps (with boiling water); granite or corian worktops with modern undermount sink; comfort cooling; feature lighting and recessed LED spotlights; integrated speakers.

Bedroom: high quality flooring; super king bed space; en suite; walk-in closet (wardrobes not included); recessed LED spotlights; comfort cooling; integrated Sonos speaker system; bedside electrical and USB sockets; TV connection; energy-efficient windows; high-efficiency heating.

Bathroom: freestanding bath and separate glass-enclosed shower cubicle (main bathroom, not all); tiled walk-in shower (ensuite); modern wall-mounted taps and shower head; Villeroy & Boch basin; soft close WC; comfort cooling; heated towel rail; recessed LED spotlights, high-quality vanity units; stone or marble/granite effect tiling.

The Penthouses | Level One

FLOORPLANS - FLOOR 6

Apt Number	Beds	Area (sqft)
601	3	1276 ft ²
601 Terrace		537 ft ²
602	2	1031 ft ²
602 Terrace		481 ft ²
603	1	726 ft ²
603 Terrace		102 ft ²
604	2	1093 ft ²
604 Terrace		184 ft ²
605	2	1047 ft ²
605 Terrace		591 ft ²
606	3	1329 ft ²
606 Terrace		380 ft ²





INTRODUCING

The Penthouses
Level Two









INTRODUCING

The Penthouses Level Two

Bringing the city's first ever £1million-plus apartments to market, this remarkable suite of four one-of-a-kind penthouses represent a new era of luxury urban living for Leeds.

Blending sophisticated elegance with intelligent design and vision, each of the four 2,200sqft-plus penthouses boasts meticulously selected designer interiors, cutting-edge home automation, and the highest quality finish and specification.

These opulent duplex properties benefit from feature staircases, bespoke bathrooms, kitchens and steam rooms, and indoor & outdoor kitchen-bar areas, with glazed folding doors leading to expansive private roof gardens and hot tub spas, allowing residents and guests to relax and unwind while enjoying spectacular views across the city.

Entrance & Lounge: huge, open-plan living spaces bathed in natural light; floor-to-ceiling windows; state-of-the-art Control4 smart home automation; Farrow & Ball painted walls, ceilings, woodwork and joinery; white terrazzo stone effect flooring; wide internal timber staircases; recessed LED strip lighting; bespoke steam room (off upper living space); super-fast fibre broadband connection; multiple TV/electrical sockets; high-efficiency, smart home heating panels; designer interior doors; comfort cooling.

Terrace: spacious, wrap-around private terrace; kitchen area (sockets and appliances) & dining area; comfort cooling; hot tub spa; Control4 home automation (inc. speakers).

Kitchen: expansive kitchen spaces boast Miele appliances; designer, matte-finish, soft-close units (and larger units) with large drawers and oak inserts; solid stone worktops with modern undermount sink; island breakfast bar & dining area (with integrated pop-up plug sockets); Quooker taps (with boiling water); white terrazzo stone effect flooring; Farrow & Ball paint; feature lighting and recessed LED spotlights; wine chiller; comfort cooling; ceiling speakers.

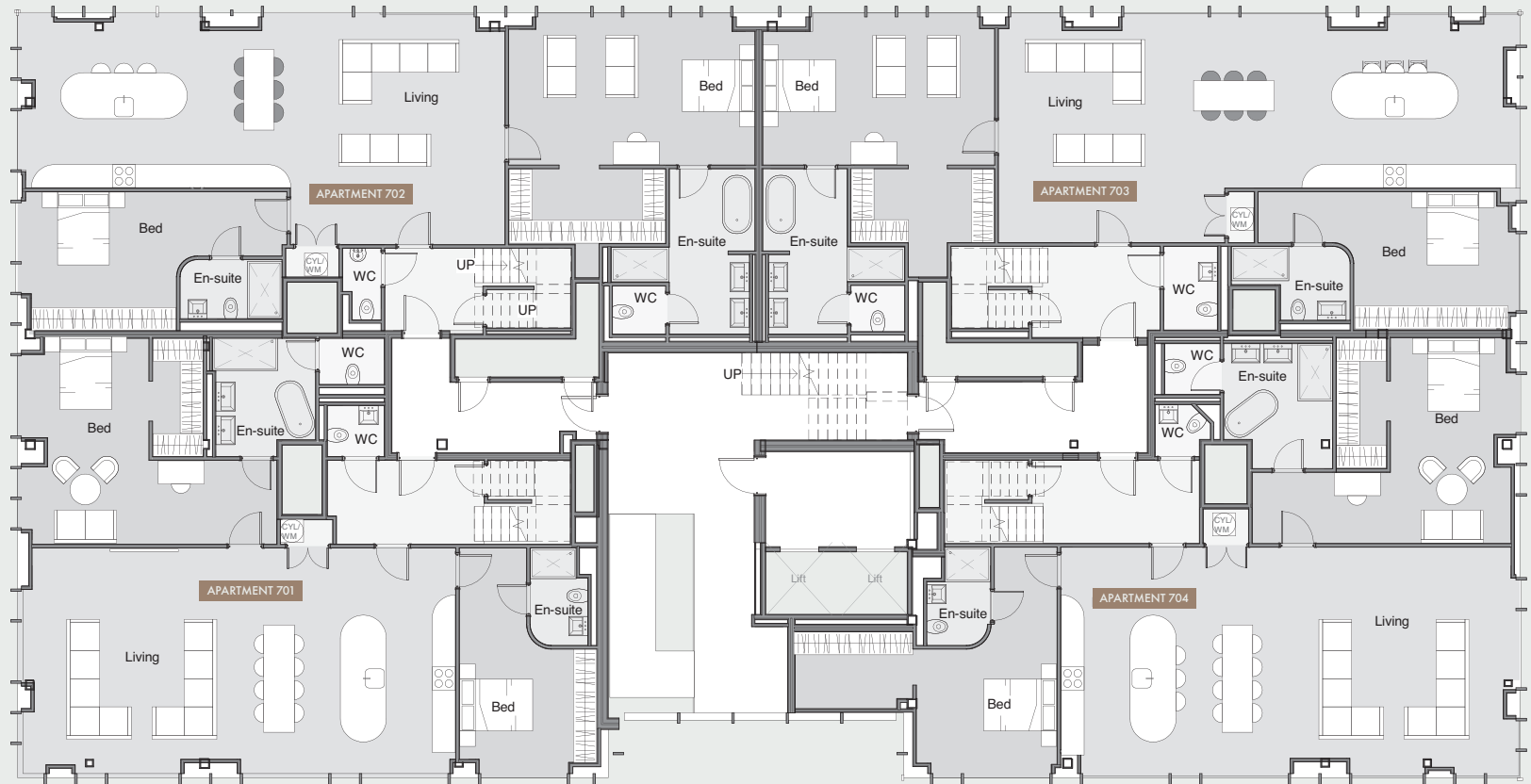
Bedroom: finest quality flooring, super king bed space; top-spec en suites throughout; electric blinds & curtains enabled (curtains and blinds not included); walk-in closets (wardrobes not included); recessed LED spotlights; comfort cooling; integrated speaker system; bedside electrical and USB sockets; TV connection; energy-efficient windows; high-efficiency heating.

Bathrooms: freestanding egg bath and walk-in wet room (master); en-suites with separate glass-enclosed shower cubicles (feat. 'hole in wall' for products) throughout; Villeroy & Boch WCs & basins (his & hers basins in master); Grohe taps and smart control perfect shower system; comfort cooling; marble & stone effect tiling; heated towel rails; recessed LED spotlights; WC & basin with countertop (cloakroom).

The Penthouses | Level Two

FLOORPLANS - FLOOR 7

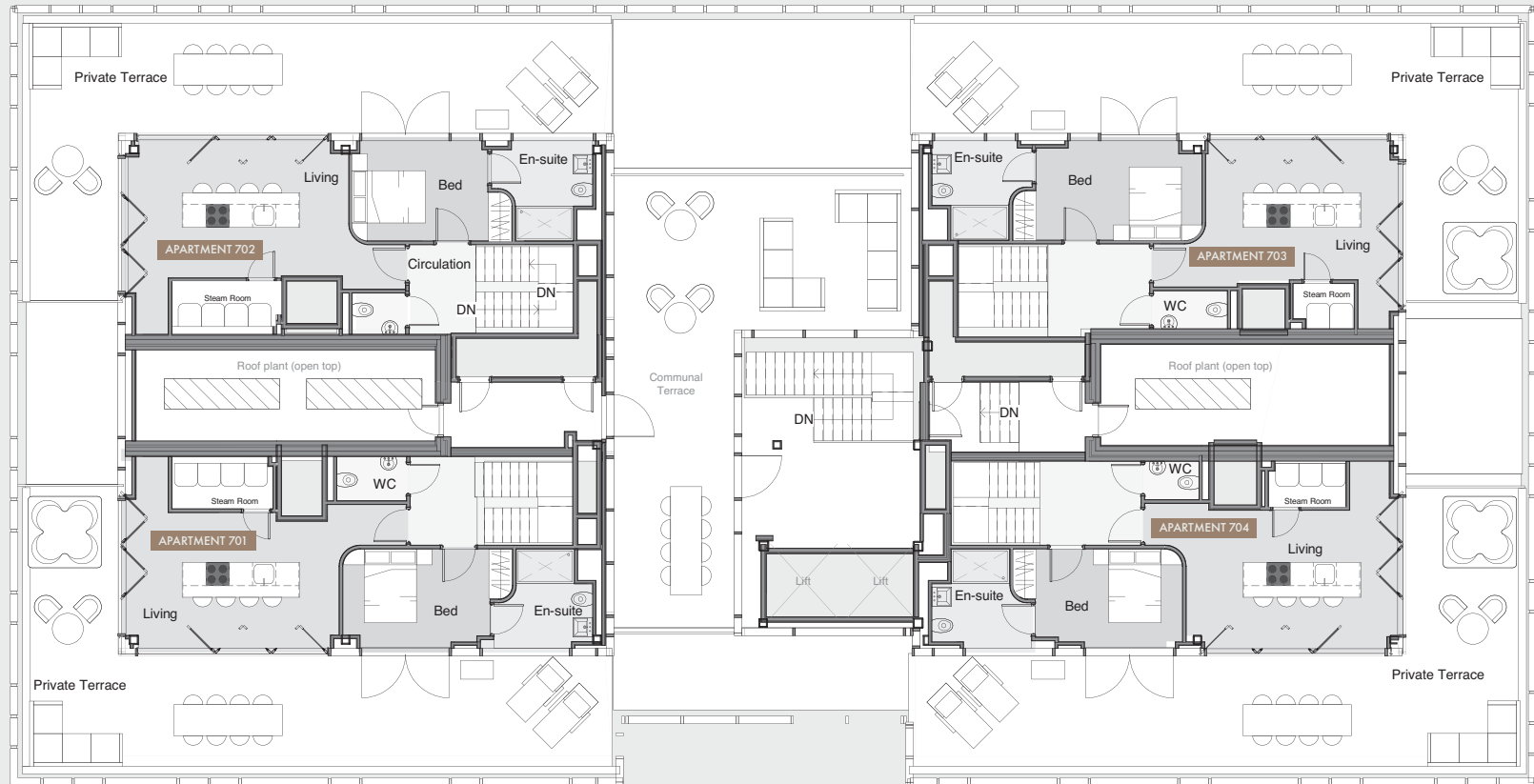
Apt Number	Beds	Area (sqft)
701	3	2175 ft ²
701 Terrace		585 ft ²
702	3	2223 ft ²
702 Terrace		576 ft ²
703	3	2266 ft ²
703 Terrace		616 ft ²
704	3	2211 ft ²
704 Terrace		636 ft ²



The Penthouses | Duplex Level

FLOORPLANS - FLOOR 7

Apt Number	Beds	Area (sqft)
701	3	2175 ft ²
701 Terrace		585 ft ²
702	3	2223 ft ²
702 Terrace		576 ft ²
703	3	2266 ft ²
703 Terrace		616 ft ²
704	3	2211 ft ²
704 Terrace		636 ft ²



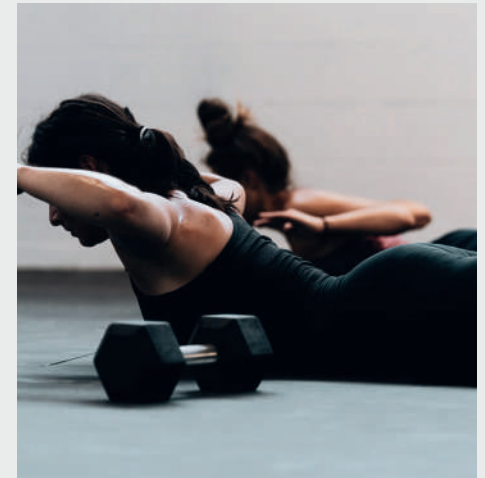
The Amenities

A CLASS ABOVE

2 Great George Street houses a grand entrance lobby to the front (facing Woodhouse Lane) boasting original features, striking interiors, and a bespoke reception desk with on-site concierge facilities.

To the rear, a second entrance exhibits Victorian-era plaques and an original clock by world famous Leeds-based clockmaker, William Potts & Sons Ltd.

Residents of the city's most exclusive new address can enjoy access to a beautifully landscaped communal rooftop garden with panoramic city centre skyline views and generous lounge seating and dining areas for relaxing and entertaining; a 24/7, state-of-the-art, resident-only gym on the ground floor.



The Location

Buzzing with life, talent and creative energy, Leeds is a city on the rise.

Home to a thriving arts & cultural scene, burgeoning economy and swathes of independent bars, restaurants and retailers, Leeds is one of the UK's fastest growing cities, with billions invested in regeneration over the last decade (attracting the likes of Channel 4 and the Bank of England).

The Location

A STUNNING NEW ADDRESS IN
ONE OF THE UK'S MOST BUSTLING,
COSMOPOLITAN CITY CENTRES

Spectacular Neighbours

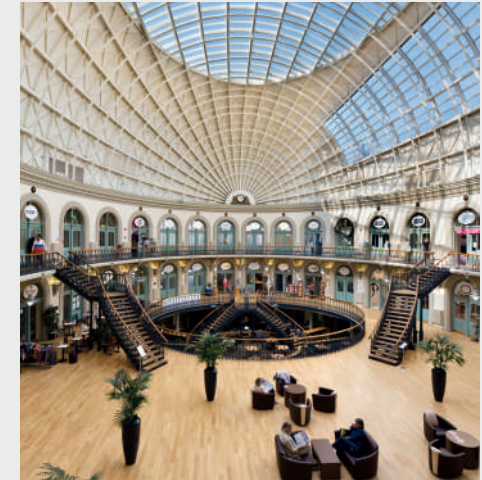
Leeds is a city rich in history and heritage, boasting some of the finest examples of Victorian-era architecture in the UK, including the majestic **Town Hall**, the grade II-listed **City Museum** and the beautiful, oval-shaped **Corn Exchange** - with a dome design based on the famous Bourse de commerce in Paris.

Set within a conservation area and in the heart of Leeds' historic **Civic Quarter**, 2 Great George Street rubs shoulders with a series of spectacular neighbours, such as the **Neo-gothic cathedral**, the **Central Library** (founded in 1768), and **Leeds Art Gallery** - which houses works by Francis Bacon, Barbara Hepworth and Henry Moore.

Getting Out & Around

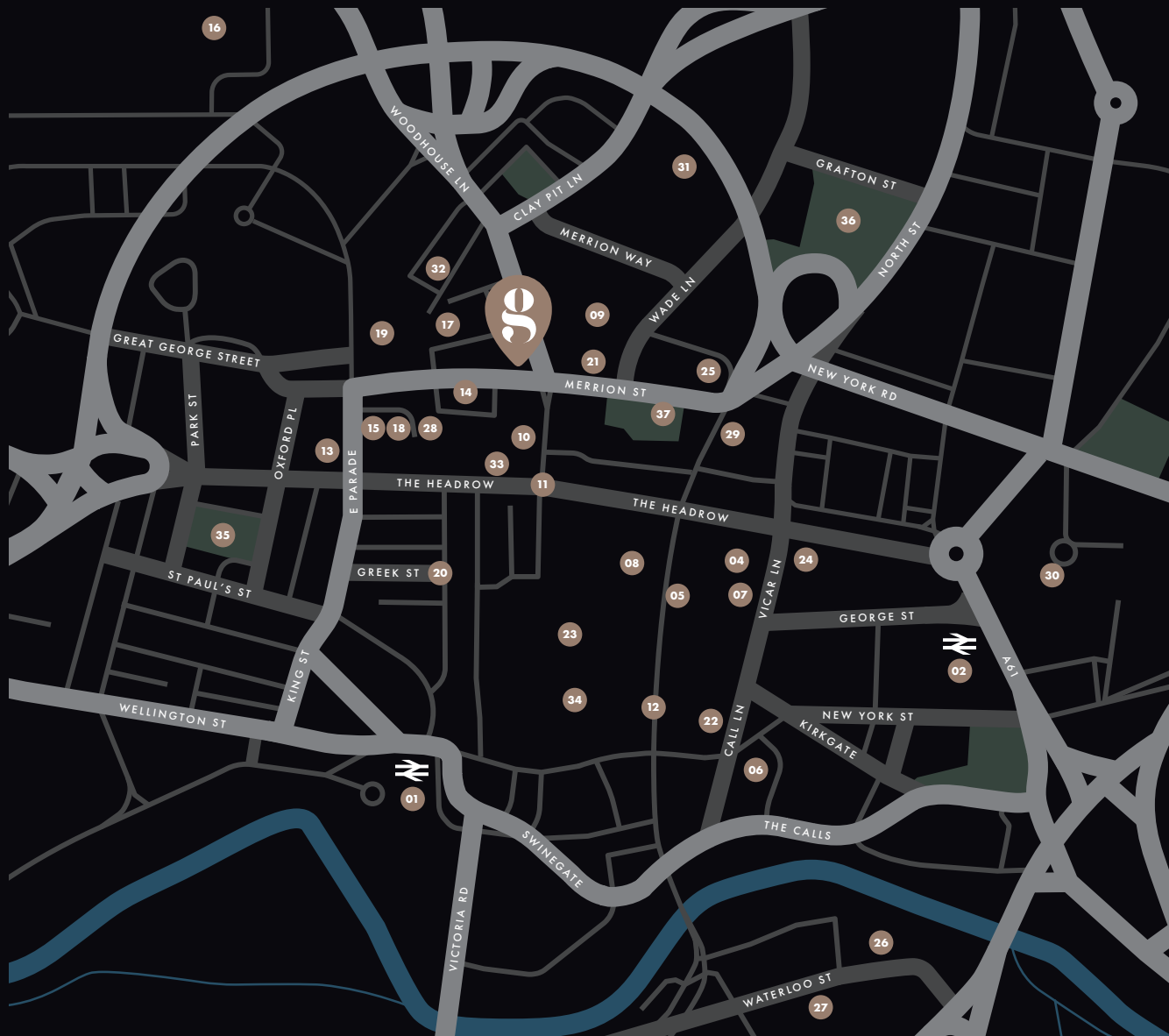
2 Great George Street is ideally located for **Leeds Train Station** (7 minutes' walk away), the inner ring road, bus connections and new cycle routes, and is well served by green spaces, with **Merrion Street Gardens** and **Park Square** practically on the doorstep, and the famous 64-acre **Woodhouse Moor** just a mile away.

Mere minutes away you'll find the city's renowned **retail districts**, **Victorian shopping arcades** and **independent boutique shops**, alongside **award-winning bars & eateries**, **quirky arts & culture spaces**, and performance spaces like the **First Direct Arena**, **Leeds Grand Theatre** (home to Opera North) and **O2 Academy**.



The Location

The city's most exclusive new address
in one of the UK's fastest growing cities



Transport

- 01 Leeds Train Station
- 02 Leeds City Bus & Coach Station

Shopping

- 03 Trinity Leeds
- 04 Victoria Gate
- 05 Harvey Nichols
- 06 Corn Exchange
- 07 Victoria Quarter
- 08 Queens Arcade
- 09 Merrion Centre
- 10 The Light
- 11 The Headrow
- 12 Briggate (main shopping area)

Heritage

- 13 Leeds Town Hall
- 14 Leeds Cathedral
- 15 Central Library
- 16 Leeds University
- 17 Leeds City Museum
- 18 Leeds Art Gallery
- 19 Millennium Square

Food & Drink

- 20 Greek Street
- 21 Merrion street
- 22 Call Lane
- 23 Trinity
- 24 Man Behind The Curtain
- 25 Belgrave
- 26 Home

Culture

- 27 The Tetley
- 28 Henry Moore Institute
- 29 Grand Theatre
- 30 Leeds Playhouse
- 31 First Direct Arena
- 32 O2 Academy
- 33 Vue Cinema
- 34 Everyman Cinema

Parks

- 35 Park Square
- 36 Lovell Park
- 37 Merrion Street

Food & Drink

Leeds is home to a vibrant and enviable array of bars, coffee shops and restaurants, including the likes of innovative Michelin-starred, fine-dining project **Man Behind The Curtain**, the critically acclaimed **HOME** (from Masterchef star Liz Cottom), and firm local favourites (and neighbours) **Laynes Coffee** and **Friends of Ham**. Head up The Headrow to brand new ramen joint, **House of Fu**, before dropping into **Belgrave Music Hall & Canteen** for rooftop drinks and a sundown DJ-set.

Shopping

From **Trinity** (Apple, H&M, Victoria's Secret) and **Victoria** (John Lewis, Louis Vuitton, Mulberry) to **Harvey Nichols**, the quirky indies of the **Corn Exchange**, and the splendid **Victorian-era shopping arcades**, Leeds rightly holds a reputation as one of the UK's finest and most friendly shopping experiences - and it's all on your doorstep.

Arts & Culture

Spend the weekend strolling through sculptures at the **Henry Moore Institute**, or contemporary works in former-brewery-turned-gallery **The Tetley**, before catching a performance in the only city outside of London with both a resident **opera and ballet** company.

The Developer

An experienced, award-winning, Yorkshire-based developer specialising in the rescue and regeneration of historic and listed buildings.



Priestley Homes has received coverage and praise from the likes of **The Sunday Times** and **Historic England** for transforming disused and often forgotten buildings into thriving residential developments.

Completed projects include the iconic, grade II-listed **Conditioning House** in Bradford, **Boys Mill** and **Hanover House** in Leeds, **Stableford Hall** in Greater Manchester, the **Boat House** in Liverpool, and **Islinghaus** in London, amongst many others.

Led by Priestley Group's founder and CEO, Nathan Priestley, the dynamic and talented team have amassed over 100 years collective experience delivering high profile and high quality projects on time and to an exceptional standard.



BOYDS MILL, Leeds

This conversion of an historic Leeds landmark and grade II-listed former-mill - hailed as 'one of the city's best heritage assets' - created ten unique luxury apartments which sold out months before completion in 2016.



CONDITIONING HOUSE, Bradford

Featured in the Sunday Times and Historic England, our flagship £18m development of 153 'New York Loft' style apartments saw this dilapidated but iconic grade II-listed mill transformed into the city's most sought after address.



ISLINGHAUS APARTMENTS, London

In 2019, Priestley invested £2.5 million transforming this old Islington pub - which had been closed and neglected for several years - into a trio of luxury duplex apartments with smart home technology (each valued at over £1m post completion).

The Aftercare Team

When buying a new home from Priestley, we take every step to make sure the process is as smooth and painless as possible.



Led by director Derry McCulloch, the Priestley Homes after sales team take great pride in making sure our customers are cared for after completion.

On moving in day, customers receive a welcome pack (containing all the information you could need) and direct contact details for the team, should there be any questions as you settle in.

Of course, there will also be someone available at the reception desk, as 2 Great George Street boasts on-site concierge facilities.

Needless to say, with Priestley Homes, you're in safe hands.



All properties are also protected by an **ICW 10 year warranty**, giving you reassurance and peace of mind as you begin life in your new home.



A DIFFERENT CLASS OF *Living*

Contact information

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