



A NORTH PROPERTY GROUP **EXCLUSIVE**

9 unique, luxury, completed apartments in Leeds City Centre



NO 1 HAREWOOD STREET

LUXURY, BOUTIQUE, UNIQUE.



**BUY IN THE UK'S NUMBER 1
RESIDENTIAL LOCATION, LEEDS.**

INTRODUCTION TO DEVELOPMENT

Welcome to No. 1 Harewood Street. An exclusive development of just 9 apartments, this boutique luxury residential scheme offers arguably the highest specification units in the whole of Leeds.

First time buyers and owner occupiers have the rare opportunity to own a piece of Leeds history. No. 1 Harewood Street is a Grade II-listed building first constructed in the early 1900s. Its past reflects the commercial heritage of Leeds, having first been used by the Bradford Bank Ltd, before becoming the home of a number of commercial enterprises.

Now, this impressive building with its original red-brick façade has become one of the most sought-after places to live in all of Leeds.

No. 1 Harewood Street sits in an enviable city centre location. Situated in the up-market LS2 postcode, The Ivy is directly opposite and can be seen from the exceptionally large, arched apartment windows. The fashionable shopping district of Victoria Gate – with luxury brands such as Louis Vuitton and Vivienne Westwood – is also situated across from the building.

The spectacular city views comprise the other pieces of Leeds heritage that surround No. 1 Harewood Street. Depending on the aspect, No. 1 Harewood Street looks over Kirkgate Market, which was constructed in 1875, and the 1902 Coronation Buildings.



The regeneration project was led by developers Countrylarge, who have an impeccable track-record of breathing new life into historic buildings. Other Countrylarge Leeds residential development projects have been the ground-breaking Pearl Chambers, Horsforth Mill and Green Quarter.

The transformation of No. 1 Harewood Street into luxury residential units is complete, so any prospective purchasers can view the finished apartments and can expect to move in quickly.

Thanks to its central location and outstanding specification, the units here should be particularly appealing to any city-dweller looking to live amongst the hustle and bustle of the city centre.

Leeds is, without a doubt, one of the best cities to live in the UK. With a near-perfect blend of high quality housing, superb shopping, terrific job opportunities, a strong economy, great culture and reasonable living costs, it's a wonderful place to be. Leeds was named the best big city in England for standard of life, according to research carried out by MoneySuperMarket.





**BENEFIT FROM THE HIGHEST FORECASTED
CAPITAL GROWTH AND RENTAL
GROWTH IN THE UNITED KINGDOM**

MEET THE DEVELOPER

COUNTRYLARGE

The construction of No. 1 Harewood Street has been managed by developers Countrylarge. With over a decade of experience, Countrylarge are the team behind a number of other successful Leeds restoration projects, including the Pearl Chambers and Horsforth Mill developments.

Their most recent project, the £13 million new-build residential development Green Quarter, is just the latest in the company's impressive track-record.

Over the last 13 years, Countrylarge have developed or gained planning consent for more than £500 million worth of residential and student development across the region. These projects have been carried out either independently or in joint ventures with recognised developers and institutional investors.

Based in Leeds themselves, Countrylarge have a wealth of experience in the local property market. They have brought this local knowledge, along with their background in heritage transformation projects, to No. 1 Harewood Street.

The company was founded in 2007 and has since established an outstanding credentials in delivering residential, student and mixed-use schemes. With a focus primarily in Yorkshire and the North of England, Countrylarge have an excellent history of delivering high quality projects.

Countrylarge.



THE SALES AGENT NORTH PROPERTY GROUP

North Property Group understand the time and effort that goes into buying a home. It can even seem daunting sometimes, but when you buy your home with NPG, they'll be with you every step of the way, making sure everything runs as smoothly as possible.

The experienced and friendly team at North Property Group will guide you through the entire process until you've moved into your perfect place.

Looking for your next home can be a daunting prospect and can be incredibly stressful for anyone. North Property Group will turn what can seem like a mountainous task into an easy, stress-free journey. Our experienced and friendly team will personally guide you through the home-buying process until you've moved into your dream home. They only offer the highest standard properties in the most sought-after areas in the north, so you know that whatever home you choose will be perfect for you.





OWN A PIECE OF
HISTORY

ABOUT THE BUILDING





No. 1 Harewood Street is breathing new life into a genuine piece of Leeds history. The Grade II-listed building has been transformed into just nine luxury apartments, creating a truly exclusive and limited opportunity to own a part of Leeds heritage in the centre of the city.

The red-brick exterior is a stunning example of early 20th century Leeds architecture and is complemented by the original feature windows. These exceptionally large, arched windows let in swathes of natural light and are unlike anything available elsewhere.

Developments such as No. 1 Harewood Street don't come to market very often. With just nine units available, this really is a rare chance to own a piece of prime Leeds real estate in a truly special building.

THE APARTMENTS









THE HIGHEST SPECIFICATION

INTERIOR

The interior of No. 1 Harewood Street has been tastefully transformed to complement the building's grand façade. No expense has been spared in creating the pinnacle of luxury living. The apartments are finished to the very highest specification and benefit from remarkable attention to detail throughout, making units at No. 1 Harewood Street the best to be found in the Leeds rental market.

Every aspect has been carefully considered and tastefully transformed to create luxurious spaces. Each generously-sized apartment comes with low energy LED down lights, spotlight fittings in bedrooms and stylish coffered lighting in the lounge ceilings. The original feature windows add to the historic character of these bright and airy rooms, some of which even wrap all around a few of the available units.

Ensuring the exceptional quality of the apartments, lounge floors have been laid with Luxury Vinyl Tiles (LVT). These tiles are the latest advancement in flooring technology, providing durable and water-resistant flooring which is quiet and warm underfoot. Bedrooms are fully carpeted, creating a sumptuous environment and relaxing sleeping area.

Even the smallest details haven't gone unnoticed. High-quality chrome finishes and hardwood panelled (or equivalent) internal doors throughout make No. 1 Harewood Street an enjoyable place to live. The hardwood panelled, solid core entrance door with a spy hole helps add to the security and comfort at No. 1 Harewood Street.

BATHROOMS

The bathrooms at No. 1 Harewood Street have been carefully selected to ensure the highest specification fittings and finishes. The stylish bathroom suites feature a double-headed round, black large shower, low profile shower trays, glazed show screens, and full height tiling around the shower enclosures.

The sink is wall-hung and comes with a round, black mixer tap and vanity unit, while the W/C features a hidden cistern and trendy black flush plate.

Half height tiling around the W/C, a ladder style black, heated towel rail, and demisting mirrors complete the finishing touches in these top-of-the-range bathrooms.

KITCHENS

The luxury interiors culminate with No. 1 Harewood Street's first-class kitchens. Designed to a modern aesthetic, the black matte fittings and quartz worktops and upstands contrast pleasingly with the building's historic past.

High-specification white goods are included with all apartments. They include a built-in premium-brand gas hob, extractor and oven, an integrated tall fridge-freezer, an integrated dishwasher and an under-mounted stainless-steel sink with black mixer tap to match the kitchen's modern finish.







THE

LOCATION

PRIME LEEDS CITY CENTRE

THE LOCATION

No. 1 Harewood Street is situated in a prime Leeds city centre location. Located on Harewood Street in the sought-after LS2 postcode, this development sits in the heart of Leeds surrounded by the city's thriving shops, restaurants and bars.

The area around Harewood Street is the perfect blend of old and new, reflecting No. 1 Harewood Street itself. The modern architecture surrounding the development is punctuated by other historic buildings, demonstrating Leeds past, present and future

The location of No. 1 Harewood Street is unparalleled. Standing opposite the development is the upmarket shopping district of the Victoria Quarter – known as the 'Knightsbridge of the North'. The area is home to the Victoria Gate Shopping Centre which boasts major retail outlets and brands such as Harvey Nichols, Mulberry, and the Leeds John Lewis flagship store.

Just as close are the historic Grand Shopping Arcades of Leeds and Leeds Corn Exchange, both offering boutique shopping, dining and leisure experiences. The Headrow is also fantastically nearby, where even more shops and many of the city's civic and cultural buildings such as Leeds Town Hall, Leeds Central Library, and Leeds Art Gallery can be found.



If that isn't enough, within minutes residents of No. 1 Harewood Street can reach the bustling shopping districts of Albion Street, Merrion Street and the Trinity Shopping Centre.

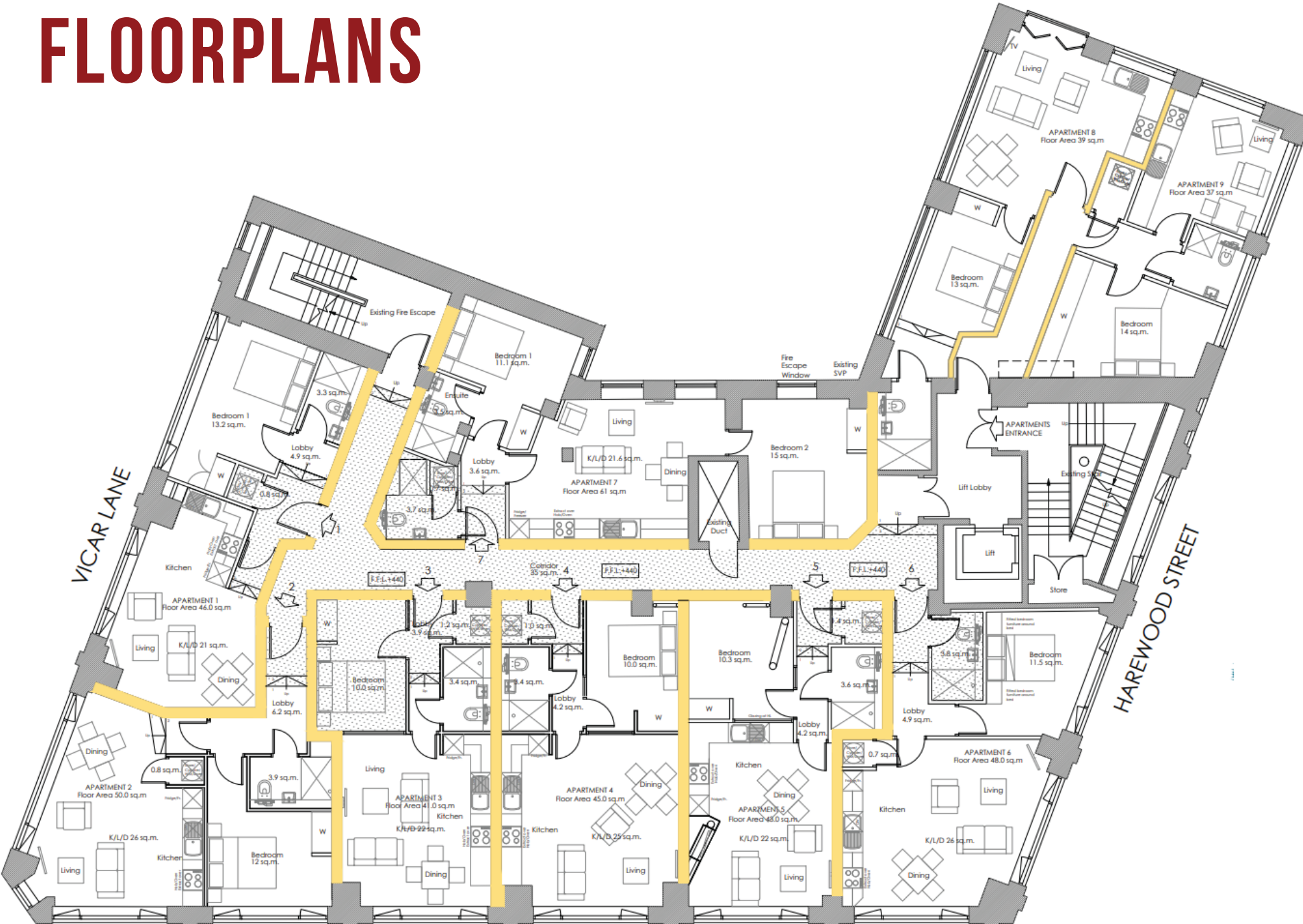
The major transport hub of Leeds railway station is just a short 5-minute walk away. From there, travellers can take a direct train to the wider Leeds region as well as to many of the UK's major cities, including London, Manchester and Birmingham.



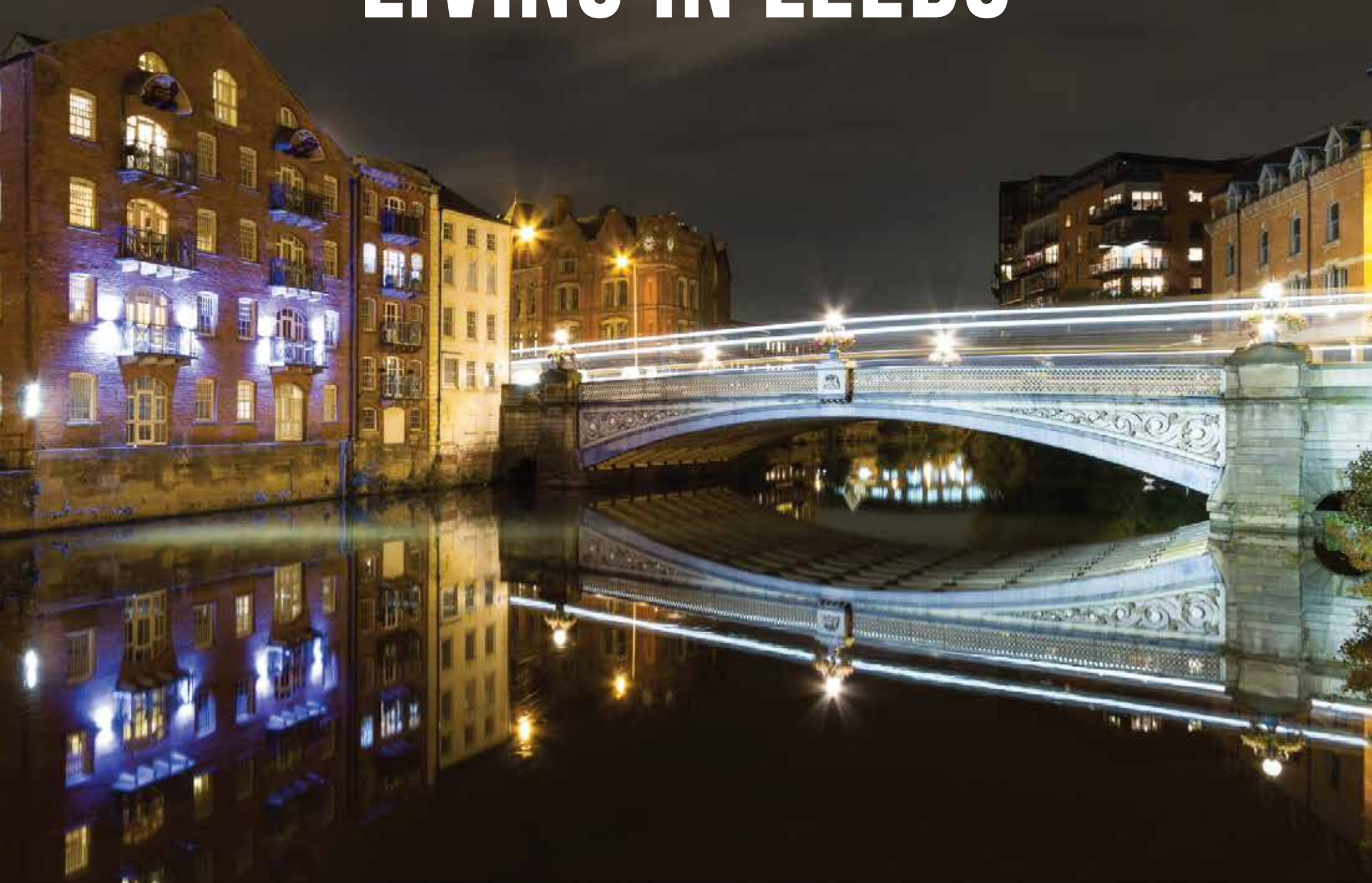
HISTORICAL VIEWS



FLOORPLANS



LIVING IN LEEDS



WHY LIVE IN LEEDS

Leeds might not be as in your face as London or Manchester, but it regularly rates highly as one of the best places to live in the UK based on cost of living, happiness, and employment.



SHOPPING

Shopping in Leeds is quite simply off the scale. The high streets and shopping malls are filled with a wide variety of some of the best retailers...and all are within metres of each other.

The retail experience in Leeds was already quite overwhelming but the city went up a notch a couple of years ago when the modern Trinity Leeds shopping centre opened with occupants ranging from Apple to Victoria's Secret.

In contrast to the more modern shopping experience, Leeds also has some historical shopping arcades, of which are home to the likes of Louis Vuitton and Harvey Nichols.

More recently, Leeds opened its second large indoor shopping centre, known as the visually impressive Victoria Gate. When it comes to shopping here, you won't know where to start.



VICTORIA GATE

Opening in 2016, the £165million Victoria Gate Shopping Centre created a new covered retail experience in the Grade II-listed Victoria Quarter. The area is known as the 'Knightsbridge of the North' due to the wealth of luxury brands that have stores here.

The new Victoria Gate Shopping Centre is home to major names such as John Lewis & Partners, a number of eateries, a large multi-storey car park, a casino, and a public space at Templar Square. It is finished with a stunning stained glass roof that adds to its grand atmosphere.

The 658,000 sq ft space has 10,000,000 visitors each year and was named the world's Best Shopping Centre at the internationally renowned MIPIM Awards in 2017.

FOOD

The city centre has some of the world's best restaurants, which offer a massive variety of different cuisines. In recent years it isn't fine dining that's got everyone's bellies rumbling, but street food. Street food has had a major comeback across the city with many bars and restaurants offering this as their main attraction, and in an interesting twist 'indoor street food' is now also very popular – the bustling Trinity Kitchen changes up its street food vans every six weeks so city-dwellers are never short of choices.





CULTURE

Leeds has a very proud and rich culture, with many fantastic cultural destinations within the city. Not only is Leeds home to world renowned author Alan Bennett and the much-celebrated artist Damien Hirst, but it is also home to an array of top class museums and galleries including the Leeds City Museum, the Royal Armouries and The Thackeray Museum among others.

NEW LEEDS STATION

Another completed project is the revamp of the Leeds railway station. This £161million redevelopment was part of a £500million transport masterplan for Leeds and was finished in 2019.

The Leeds Station building was updated with a new roof, a new platform, and the area outside of the station was pedestrianised. A number of existing tracks and platforms were also upgraded.

With more and more people travelling to and from Leeds by rail, the station's redevelopment was a key part in making Leeds a world-class modern city. Leeds station is the busiest in the north and the third-biggest in the UK outside of London. Around 30,000,000 passengers use its services each year.





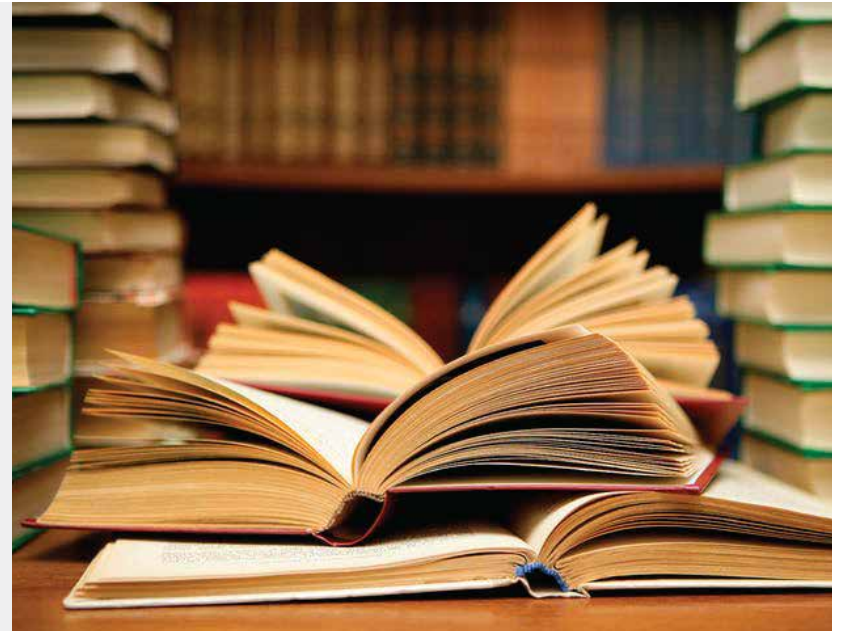
MUSIC & NIGHTLIFE

Music is a big part of the city's culture, not only is Leeds the birthplace of artists such as Corrine Bailey Rae and The Kaiser Chiefs, it is also home to one of the world's biggest annual music festivals – Leeds Festival – the partner festival to Reading Festival. The city also proudly boasts many music venues including The 02 Academy and the state of the art First Direct Arena which has recently hosted acts such as Nicki Minaj and Miley Cyrus.

The sheer number of bars and nightclubs on offer in hotspots such as Call Lane and the newly titled Northern Quarter means residents of the city will never be short of choice and there's something for everyone. Leeds has also consistently been voted the UK's best nightlife for the past few years and it's not difficult to understand why.

EDUCATION

Leeds is now home to not one, not two but three universities, two of which are based right in the centre of the city. Leeds University is one of the top higher education institutions in the country and produces some of the most skilled academics in the world. Leeds Beckett University has a very impressive sporting history to boast alongside its academic record – some of the country's top athletes including rugby league star Kevin Sinfield and Olympics poster girl Jessica Ennis-Hill have studied at and worked with the university.





PROFESSIONAL COMMUNITY

One of the best attributes the city of Leeds has to offer is its people. Over 780,000 people (compared to Manchester's 500,000) choose to call Leeds home and this population is filled with some of the most creative, hard working and diverse people in the country. Leeds prides itself as a cosmopolitan city excelling in many areas, particularly in the financial and professional sector. In fact, Leeds is officially the UK's second largest economy and second largest financial centre after London.



LUXURY, BOUTIQUE, UNIQUE

No. 1 Harewood Street is the jewel in the crown of the Leeds rental market. Not only does this heritage building's historic façade and large windows create a stunning exterior, but the unparalleled quality and attention to detail of the interiors make No. 1 Harewood Street the kind of purchase that is rare to find.

Add to this its upmarket city centre location in one of the most sought-after parts of Leeds, and No. 1 Harewood Street proves itself a truly unique purchase opportunity that shouldn't be missed.

With just 9 units available, this is a genuinely exclusive property. High owner-occupier demand is expected, which will reflect in the strong capital appreciation of the units at No. 1 Harewood Street.

The astonishingly low ground rent of just £1 per annum, mean purchasers of No. 1 Harewood Street will have their hands on something truly unique.



PROPERTY PRICES

- Studios: From £177,495
- 1 bedroom apartments: From £182,495
- 2 bedroom apartments: From £274,995

DELIVERY TEAM

The No. 1 Harewood Street project is a collaboration between developer Countrylarge and sales agent North Property Group, both of whom are leading figures in the Leeds property market.

Countrylarge.





north property
G R O U P

FOR MORE INFORMATION

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