



## EXCEPTIONAL APARTMENT IN THE HEART OF YORK

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APARTMENT 4

1 ST LEONARD'S PLACE, YORK, YO1 7HF

Leasehold



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◆ Living room ◆ dining kitchen ◆ three bedrooms, one en suite ◆ bathroom ◆ parking

#### Location

St Leonard's Place benefits from a prominent central location in the Cultural Quarter within the heart of the historic city of York, nestling between York Art Gallery, York Central Library, Museum Gardens, and York Theatre Royal.

The bustling city of York is a hive of activity and contains a wealth of historic Roman, Viking and Period attractions. There is an abundance of amenities on the doorstep; excellent shops, bars, restaurants, 2 theatres, and a number of private schools as well as York University and St. Johns University which are conveniently located close by.

#### Description

This is a stunning one-of-a-kind three bedroom penthouse within the walls of York city, situated on the corner of St Leonard's Place and Museum Street with amazing views to York Minster, offering the ultimate in city centre living.

This wonderful and spacious apartment is located within York's premier crescent, being a Grade II\* Listed 1830's Georgian building. Step through the impressive front door of No.1 St Leonard's Place into a large reception hall, with a fine curved staircase sweeping up to a single apartment on the first floor and then exclusively to Apartment 4 which occupies the entire 2nd floor, providing views to 3 different elevations.

On entering the apartment there is a central reception area, which leads to the stylish modern kitchen with range cooker and built in appliances, feeling particularly light and spacious complimented by the high ceiling (over 10ft/3.1m). Double doors open up to reveal the living room with a dual aspect and a stunning view along tree lined Duncombe Place to York Minster.

There is a generous master bedroom with en-suite shower room and built in wardrobes, and there are two further double bedrooms and a house bathroom. The rooms all boast high ceilings and sash windows which draw in a great deal of natural





light from 3 elevations, looking at the Minster, Museum Street, and across Library Square to Museum Gardens. A versatile space extending to 1,711 sqft.

As an added benefit, there is an electronic remotely operated gate opening to a landscaped car park, with two parking spaces exclusive to the apartment.

### Viewing

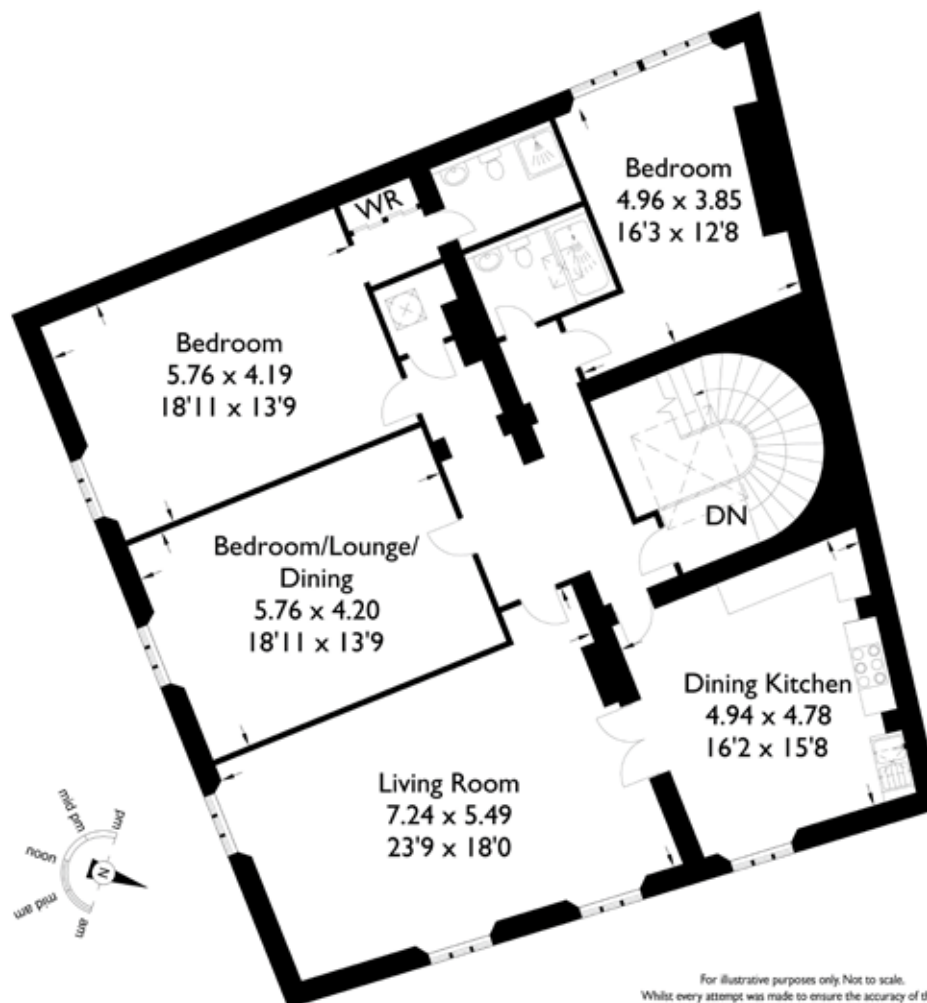
Strictly by prior appointment through Savills.



## APARTMENT 4, 1 ST LEONARDS PLACE

Approximate Gross Internal Area : 158.96 sq m / 1711.03 sq ft

Total : 158.96 sq m / 1711.03 sq ft



*For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.*

**Savills York**

york@savills.co.uk

+44 (0) 1904 617 820

**savills.co.uk**

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